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

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

29 JAN 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 24th day of January
 NINETEEN (2019).

TWO THOUSAND AND

BETWEEN

130216

Gurukul Homes Pvt. Ltd.

61A, Park Street,

Kol-16.

5000

NAME.....
ADD.....
Rs.....
24 JAN 2019
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

24 JAN 2019

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Pay A/c
 S/O LATE RAJINDRA NATH BACH
 20, 5TH STREET, MODERN PARK
 Kol-700025 P.S. SURVEY PARK
 RAJINDRA RETIREE.



- Pankaj Kalita
 Gac-17 Debrajpur nagore
 Newsonantalla P.O. Panchhatkuluna
 P.S. Baidyabati Dist North 24 Parganas
 PIN: 700101

District Sub-Registrar-II
 Alipore, South 24 Parganas

25 JAN 2019

(1) M/S DHIHI VILLA LLP. (PAN AALFD5848A), a LLP having its registered office at 105, Canal South Road, Post Office- Dhapa , Police Station- PragatiMaidan, Kolkata-700105, (2)M/S RACHANA SOLUTIONS LLP,(PAN AASFR5504N) represented by its Directors 1) Sri Subhankar Saha (PAN AKQPS7083K), son of Late Surendra Chandra Saha, by faith- Hindu, by occupation-Business, by Nationality- Indian, residing at P-101 & 108, Sector-B, Metropolitan Co-operative Housing Society, Post Office Dhapa, Police Station- PragatiMaidan, Kolkata-700105 hereinafter referred to as the "LANDOWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in interest and assigns) of the **FIRST PART**

AND

GURUKUL HOMES PRIVATE LIMITED(PAN AACCG6896M), a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 having its Registered Office situated at 61A, Park Street, P.O.- Park Street, P.S.- Park Street, Kolkata-700016, represented by its Director Authorised Signatory. MR PRADEEP KUMAR AGARWAL (PAN ADAP6313K) son of Ram Bilash Agarwal residing at 4/3B, regent cort , P.O.- Raghunathpur, P.S. Baguihati , Dist. North 24 parganas , Pin.- 700059 , by faith - Hindu, by Occupation Business, by nationality Indian, hereinafter referred to as "the DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **OTHER PART:**

PART-I # DEFINITIONS:

I. In this agreement, unless there be something contrary or repugnant to the subject or context:

- (a) **Property/Properties** " shall mean **ALL THAT** the piece and parcel of land measuring more or less **26.61 Decimal or 1078.966 Square Meter** at Premises No.289, Canal South Road, Ward No.57, Police Station - Pragati Maidan (Previously Tiljala), District - 24 Parganas,(South),Kolkata-700105, Borough No.-VII under the Kolkata Municipal Corporation morefully and particularly mentioned and described in the **First Schedule** hereunder written.

Subhankar Saha

Pradeep Kumar Agarwal

Building Complex and wherever the context so permits or intends shall include proportionate undivided share in the land.

- (k) "**Developer's Allocation**" shall mean the revenue in lieu of 50% (Fifty-Percent) share in the Units, Parking Spaces, Common Areas and Installations in the Building Complex and wherever the context so permits or intends shall include proportionate undivided share in the land.
- (l) "**Common Purposes**" shall mean and include the purpose of maintaining, managing and up-keeping of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees of the Units in the Building Complex; collection and disbursement of the common expenses; the purpose of regulating mutual rights obligations and liabilities of the Transferees of the Units and dealing with all matters of common interest of the Transferees of the Units.
- (m) "**Force Majeure**" shall mean those conditions which shall result in delays in commencement of construction, preconstruction activities and/or progress of construction and shall include conditions due to flood, water-logging, earthquake, riot, war, storm, tempest, civil commotion or any legal dispute restraining construction or development of the said properties not occasioned at the instance of or due to any default on the part of the Developer.
- (n) "**Advocates**" shall, mean A. K. Chowdhary & Co., Advocates of 10, Old Post Office Street, Room No. 21, First Floor, Kolkata – 700 001 who has been appointed by the Developer as the Advocate for all purposes including drafting the Standard Agreement for Sale, and Standard Deed of Conveyance and all others documents and papers as may be required from time to time by the Developer who has been appointed by the Owner as their Advocate.
- (o) "**Agreement**" shall mean this Development Agreement including the Schedules as may be, supplemented or modified in accordance with the provisions hereof and shall include any supplemental Agreement to this Development Agreement duly made subsequently.

- (p) **"Architect"** shall mean such person or persons or firm or firms who may be appointed by the Developer at its cost for designing planning and supervision of construction of the building complex intended to be construed pursuant to this Agreement
- (q) **"Statutory Permissions"** shall mean any and all permissions, clearances, licenses, authorizations, consents, no-objections, approvals and exemptions under or pursuant to any of the applicable laws or from any government authority required in connection with the development of the said Premises and for undertaking, performing or discharging the obligations contemplated by this Agreement.
- (r) **"Encumbrances"** shall mean any encumbrance under mortgage, charge, pledge, lien, hypothecation, security interest, assignment or other obligation or restriction of that nature and not having a bankable title.
- (s) **"Title Deeds"** shall mean the original title deeds relating to the Schedule Property
- (t) **"Saleable Space"** shall mean the total space in the proposed new building complex available for independent use and occupation after making due provisions for common facilities and amenities thereof.
- (u) **"Parties"** shall collectively mean the Owner and the Developer and "Party" according to the context shall mean the Owner, and the Developer individually.

II. INTERPRETATION:

- (i) Reference to any clause shall mean such clause of this agreement and include any sub-clauses thereof.
- (ii) Headings, clause titles, capitalized expressions and bold expressions are given for convenience purpose only.

- (p) **"Architect"** shall mean such person or persons or firm or firms who may be appointed by the Developer at its cost for designing planning and supervision of construction of the building complex intended to be construed pursuant to this Agreement
- (q) **"Statutory Permissions"** shall mean any and all permissions, clearances, licenses, authorizations, consents, no-objections, approvals and exemptions under or pursuant to any of the applicable laws or from any government authority required in connection with the development of the said Premises and for undertaking, performing or discharging the obligations contemplated by this Agreement.
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II. INTERPRETATION:

- (i) Reference to any clause shall mean such clause of this agreement and include any sub-clauses thereof.
- (ii) Headings, clause titles, capitalized expressions and bold expressions are given for convenience purpose only.

PART – II # RECITALS:**WHEREAS**

- A)** The Owner are the full and absolute owner of **ALL THAT** the piece and parcel of land measuring more or less **26.61 Decimal or 1078.966 Square Meter** at Premises No.289, Canal South Road, Ward No.57, Police Station – PragatiMaidan, District – 24 Parganas,(South),Kolkata-700105, Borough No.-VII under the Kolkata Municipal Corporation more fully and particularly mentioned and described in the **First Schedule** hereunder written.
- B)** The owners being desirous of developing the Schedule Property hereby appoints the Developer as the 'Developer' to develop the property into a building complex comprising of several building blocks.
- C)** The Landowners have further represented to the Developer that:-
- i) The Owners are in peaceful possession of the Schedule property
 - ii) The Owners have represented that the property described in the First Schedule is free from encumbrances, mortgages, charges, liens, lispens, attachments, acquisitions, requisitions, claims, government notifications, any legal effect, and demands and any of the above representations or any condition that materially affects the title of the owner which shall prevent or obstruct the Developer from commencing or progressing with the work of development shall be the responsibility of the Owner who shall keep the Developer indemnified for the same and the property has a bankable title.
- D)** The Owner has not received any notice for maintaining status quo order or restraining them from sale of the property by any court of law as on the date of execution of this presents.

- E)** The Owner has not entered into any agreement or contract with any person or persons / company or companies in connection with the said property or any part thereof or its development / transfer prior to the execution of this agreement save and except to the extent stated within.
- F)** That the Owners have not done any act deed or thing which might affect its right to grant the Developer the exclusive right to develop the said Premises and that it has not entered into any agreement, written or oral, with any person other than the Developer herein concerning the said Premises.
- G)** That the said Premises is free from all encumbrances, charges, mortgages, liens, lispendens, trusts and attachments of whatsoever and howsoever nature and that the said Premises is in the exclusive possession of the Owners herein .
- H)** That the Developer shall be and is entitled to exclusively develop construct and complete the buildings on the said Premises without any interruption or interference from the Owner or any person or persons claiming through or under the Owner
- I)** The Owner shall execute all deeds, documents and instruments as may be necessary and/or required from time to time for carrying out the development of the said Premises in terms hereof for the purpose of obtaining all consents, to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the building in accordance with the sanctioned Building Plan.

AND WHEREAS the Developer has assured that

- A)** It has adequate funds, know-how, expertise and all means to undertake development of the Building Complex in the manner agreed hereunder.

- B)** The Developer has gone through the documents available with the landowner in respect of the property as referred to in this agreement and prima facie satisfied itself as to the title of the Owners, however, the Developer shall be entitled to cause further searches and/or conduct due diligence in respect of Schedule Property and satisfy itself for the purpose of causing further investments in the Project and progressing with the work of construction in terms of this Agreement with an intent to commercially exploit the Schedule Property for the purpose of benefit to the Owners out of the Owners' Allocation and benefit to the Developer out of the Developer's Allocation.
- C)** Upon discussions and negotiations it is agreed between the Parties that the Developer would develop the same at its own costs and expenses and the Parties would be entitled to sale of their respective allocations in the Building Complex so developed by the Developer at the said properties on certain terms and conditions as herein contained.

AND WHEREAS the parties do hereby record into writing the terms and conditions agreed by and between them in connection with the development of the said property and commercial exploitation of their respective allocations in the Building Complex and their respective rights and obligations in respect of the same as hereinafter contained:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. AGREEMENT, CONSIDERATION AND ALLOCATIONS:

- 1.1** In the premises aforesaid, the Parties have agreed and contracted with each other for development and commercial exploitation of the Building Complex at the said properties for their mutual benefit and for the consideration and on the terms and conditions hereinafter contained.

- 1.2** In consideration of the mutual promises and obligations of the Parties contained herein, the Owner hereby agrees to contribute the said Property and to allow the same to be used for the purpose of development by the Developer and accordingly Owner, and the Developer grant unto each other the respective allocations subject to and on the terms and conditions hereinafter contained.
- 1.3** In consideration of the Owners providing land of the said property as aforesaid, the Developer hereby agrees to develop the Building Complex and construct the New Building solely at its own costs and expenses and deliver the Owner's Allocation to the Owner (subject to the terms and conditions as contained herein) in the manner mentioned herein and comply with its obligations and liabilities herein contained.
- 1.4** It is agreed by and between the parties hereto that in the Building Complex, the Owners shall be entitled to and shall be handed over the Owner's allocation and the Developer shall be entitled to and shall be allocated the Developer's Allocation in accordance with the ratio as mutually agreed upon and The ultimate roof of the New Building, the Common Areas and Installation in the Building Complex and the proportionate land comprised in the said properties shall belong to the Owner and the Developer in the sharing ratio.
- 1.5** The Owner shall subject to the terms of this Agreement sell and transfer to the Developer and/or its nominee or nominees the constructions together with the undivided share in the land comprised in the said properties in such shares as the Developer may nominate or require and in a state free from encumbrances.
- 1.6** The Developer agrees to develop the said properties by constructing the New Building thereat, which includes, inter alia, the respective allocations, solely at its own costs and expenses in the manner hereinafter mentioned and to

provide all requisite workmanship, materials, technical knowhow and finances for the same in the manner and on the terms and conditions hereinafter contained.

- 1.7** Without prejudice to the generality of the foregoing provisions and nonetheless and in addition thereto it is agreed and made clear that the consideration for the sale and transfer of the undivided share in the land of the said properties forming part of the Developer's Allocation to the Developer shall be deemed to be the cost of construction of the Owners Allocation.
- 1.8** Each of the promises contained herein shall be the consideration for the other.
- 1.9** The Parties shall be entitled to commercially exploit their respective allocations in the manner mentioned hereinafter.

2. SECURITY DEPOSIT

- 2.1** The Developer shall pay to the Owners a sum of **Rs. 50,000/- (Rupees Fifty Thousand) only** at or before the execution hereof as interest free refundable security deposit (the receipt whereof the Owner do hereby as also by the receipt and memo hereunder written admit and acknowledge). The Owner has put the Developer in possession of the Property for the purpose of development and the Developer shall appoint their respective security guards thereat.
- 2.2** The said interest free security deposit shall be refunded by the Owners to the Developer within 7 days from issuance of notice of completion, in default thereof to make the said refund the Owners shall pay interest at the rate of 12 % per annum in addition to the said amount.

3. HANDING OVER OF ALLOCATIONS.

- 3.1** The developer shall sell the entire constructed space on the basis of the power of attorney executed and registered pursuant to the terms of this development agreement and the developer shall hand over 50% of the sale proceeds to the Owners in the manner as agreed in this Agreement.
- 3.2** Be it noted that Excepting the security deposit amounting Rs50,000/- (Rupees Fifty Thousand) only, the developer has not paid any amount to the owners in connection with this deed and the property under Schedule. All payment to the owners shall be made out of sale proceeds of residential units to the built up by this agreement.
- 3.3** The Developer shall be entitled to deal with dispose of transfer, assign, enter into Agreement for Sale and receive advances from intending purchasers for sale of the Entire Allocation at all times without any interference and obstruction from the Owners provided that the Developer shall hand over the Owners Allocation to the Owners in terms of this agreement subject to handing over 50% of the revenue.
- 3.4** The Developer shall be entitled to execute Deed of Conveyance and part with possession of constructed space with Unit Purchasers.
- 3.5** The Developer shall be entitled to deal with dispose of transfer, assign, enter into Agreement for Sale and receive advances from intending purchasers for sale of units including the right to execute Deed of Conveyance and part with possession of constructed space with Unit Purchasers. The Developer shall act on behalf of Owners on the basis of the Power of Attorney executed by

the Owners simultaneously upon execution and registration of this Development Agreement.

- 3.6** The Owners' Allocation amount arising out of the revenues shall be paid to the Landowners after joint settlement of accounts every 30 days and the Landowners' allocation shall stand duly satisfied upon payment of the Owners' allocation in the manner as mutually agreed above.
- 3.7** If for any reason the Landowner creates any impediment in the agreed manner of payment of the allocation amount the Developer shall be entitled to sell such minimum number of ready flats and car parking spaces so as to recover the said refundable security deposit in accordance with law and the Landowner shall not raise any objection with regard to the same.
- 4.** Cost of Transfer: The cost of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees of the respective allocations.
- 5. MUNICIPAL TAXES AND KHAJANA:**
- 5.1** The Owner shall pay the municipal rates and taxes, khajna, rents, fees, etc., for all periods prior to the execution of this Agreement.
- 5.2** From the date of this Agreement the developer shall pay the municipal rates and taxes, khajna, rents, fees, etc
- 5.3** From the date of handing over possession of the respective units and/or from the date of notice of possession to the Owner and /or to the Transferees, the Owner and /or the Transferees shall be responsible to pay all respective rates and taxes.
- 6. TITLE DEEDS:**
- 6.1** The Developer shall retain all the Deed of Conveyance in its favour in respect of the property and shall be entitled to create mortgage of the project area by keeping the said original title deeds in mortgage. The Developer shall without failure and/or delay give inspection of all original documents of title

at any place as may be required by the Owners and /or extracts and/or photocopies thereof as may be required from time to time .

- 6.2** The original title deeds shall be immediately handed over to the Developer by the Owners.
- 6.3** In the event the Developer avails any project loan the Developer shall avail the same by creating any mortgage of the title deeds further to the condition that the Developer shall be under an obligation to ensure that the Owner allocation and/or revenue in lieu thereof shall be handed over to the Owner within the time frame as agreed, however, subject to the right of appropriation of sale proceeds till the Developer's Security deposit is refunded in full. The developer shall have the right to create a mortgage of its allocation only without in any manner interfering with the Owner allocation.
- 6.4** Upon formation of the association/society/company of the Transferees of the Units in the Building Complex for taking over the acts relating to the Common Purposes, the Developer shall deliver the original title deeds in respect of the said properties to such association/society/company.
- 6.5** The Owner and/or the Developer shall provide inspection, examination of the said documents from time to time to such persons for such matters as shall be relevant for the purposes of the Project and/or sale , transfer of Units in the Project.
- 6.6** It being further agreed that respective Transferees of Units shall be permitted to take finance from banks and financial institutions for acquiring the Units and/or Parking Spaces in the Building Complex without any obstruction from the Owner or the Developer.

7. STATUTORY PERMISSIONS: MUTATION, CONVERSION, PERMISSIONS, PREPARATION AND SANCTION OF BUILDING PLAN ETC:

- 7.1 DEVELOPERS:** The Developer shall bear the costs and expenses for preparation and sanction of building plan and the developer submit for

sanction plan to the Kolkata Municipal Corporation for sanction. The Owners shall not interfere with the design, lay out and elevation of the sanction plan and the same shall be finally decided by the Developer.

7.2 OWNER: The Owner shall Cause the names of the Owner to be mutated in the records of the Kolkata Municipal Corporation and/or local Municipal Authority at its own costs.

7.3 The Owner shall provide non encumbrance certificate duly certified by its lawyer in confirmation of the valid legal title of the land in the name of the owners.

7.4 The existing structures shall be demolished by the Developer only. The cost of demolition shall be borne by the owner and the price of the salvage/debris shall be appropriated by the Developer.

7.5 In case at any time after the sanction of the Building Plan, any additional area beyond those sanctioned thereunder can be constructed lawfully at the said properties or any part thereof, due to changes in any law, rules, regulations or bye-laws or otherwise, the benefit of such additional construction and all appertaining right title and interest in the said properties shall accrue to and belong to the Developer and the Owner in accordance with the sharing ratio.

7.6 All costs and expenses for construction of such additional areas will be borne by the Developer and the Owner and for obtaining any permission or right in connection therewith shall be borne and paid by Developer in the same proportion Provided however that the owner shall share all expenses in the agreed sharing ratio.

8. POSSESSION:

8.1 It is recorded that simultaneously with the execution hereof, the Owner has put the developer in possession of the Property demarcated and identified by the existing boundary wall and the Owner has allowed the Developer to

undertake development of the said Property described in the **First Schedule** on the terms and conditions herein contained and the Developer shall be responsible for the safety and security of the same and appoint its security guards thereat provided however that The Owner shall be responsible for sorting out any impediment if faced by the developer, concerning the Project land arising out any prior commitments made by the Owner.

9. IDENTIFICATION OF ALLOCATION OF THE PARTIES:

- 9.1** The Owner have duly authorized the Developer to sell, transfer and convey the entire constructed saleable space/area and **handover the 50 % of the revenue receipts from sale of units to the Owners**, hence physical identification of the Owner Allocation shall not be required to be done.
- 9.2** The proportionate share in the land comprised in the said properties and in the Common Areas and Installations attributable to any Unit shall be the proportion in which the super built-up area of such Unit bears to the total super built-up area of all the Units in the New Building.

10. CONSTRUCTION OF THE BUILDING COMPLEX:

- 10.1** The Developer shall construct and build the Building Complex at the said properties in accordance with the Plan sanctioned by the local municipal authority and do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the local municipal authority in force at the relevant time.
- 10.2** The Developer shall construct erect and complete the Building Complex in a good and workman like manner with modern designs and good quality of

materials, cement, sand, stonechip, bricks, steel, bars, lifts, doors, windows, fixtures, fittings, anti-termite and damp proof treatments, etc..

10.3 Upon demolition of the existing buildings and structures by the Owner, the Developer shall be entitled to use the existing connections and/or apply for and to obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities from all State or Central Government Authorities and statutory or other bodies or service providers as may be required for the construction and use of the Building Complex, at its own cost and expenses acting on the basis of the power of attorney granted in furtherance to this agreement.

10.4 All persons employed by the Developer for the purpose of construction including Architects, Contractors, caretaker, staff, labourers, security guards, etc. shall be under employment of the Developer and the Owner shall not in any way be liable or responsible for their salaries, wages, remuneration, provident fund, employees state insurance (ESI), etc., or their acts in any manner whatsoever and shall have no responsibility towards them or any of them or for the compliance of the provisions of labour laws, payment of wages, etc., and all the responsibilities in that behalf shall be of the Developer and the Owner shall be kept protected and harmless against any action, if any taken against the Owner for non compliance or violation of the said requirements. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of the laws, rules and bye-laws applicable to construction of the New Building.

10.5 The Developer shall construct and complete the New Building at its own cost, risk and responsibility and shall alone be responsible and liable to Government, Kolkata Municipal Corporation and/or local Municipal Authority and other authorities concerned for any loss, damage or compensation or for

any claim arising from or relating to such construction (including on account of loss of life or total or partial disability of any labourer etc., fire, etc.) and shall indemnify the Owner fully against any claims, losses, damages and proceedings suffered by the Owner for any default, failure, breach, act, omission or neglect on the part of the Developer .

- 10.6** It is further agreed that for the purpose of ensuring that the property is in a state which shall enable the Developer to proceed with the work of construction if any amount is required to be spent, the same shall be done by the Owner only (in as much as the entire matter relating to the title of the land has been mutually agreed to be the Owner mandatory obligation and as a condition precedent for the Owner and the Developer to enter into this Agreement) any other expense that may be required to be made by the Owner .

11. TIME FOR COMPLETION OF THE BUILDING COMPLEX.

- 11.1 Time for Completion: Subject** to the Owner fulfilling their obligations as set forth in this Agreement The Developer shall construct and complete the construction (subject to conditions of force majeure) of the Building Complex in all respect and obtain the completion certificate from the Architect within 12 months with a grace period of further fifteen months from the date of sanction of Building Plan.

- 12. SALES & MARKETING :** The Developer shall carry out organise, plan conceptualise the sales and marketing programme for the Project in the manner as deemed fit and proper by it without any interference from the Owner. Inasmuch as the Landowners shall also benefit out of the media campaign undertaken by the Developer the Landowners shall also share 50% of such sales and marketing costs.

13. COMMON PURPOSES:

13.1 As a matter of necessity, Owner and the Developer and all persons deriving right title or interest from them or any of them, in using and enjoying their respective allocations would be bound and obliged to pay the common expenses, municipal rates and taxes, maintenance charges and other outgoings and comply with the obligations restrictions conditions and covenants as may be framed by the Developer and adopted for or relating to the Common Purposes.

13.2 The respective Transferees shall be liable to bear and pay to the Developer the Extras on account of cost of procurement of electricity, generator, etc. in and for the Building Complex and to Deposit the amounts on account of common expenses, sinking fund, etc., at the same rate as applicable for all the Transferees of the Units of the Building Complex before taking possession of their respective Units.

13.3 The Developer shall upon completion of the Building Complex provide necessary cooperation to form an Association (which may be a Society or Company or Association as may be deemed proper and expedient) for the Common Purposes and till such time Association is formed the Developer shall be in charge for the Common Purposes.

14. COVENANTS OF THE OWNER:

14.1 The Owner and/ do hereby agree and covenant with the Developer as follows:

- (a)** to extend full co-operation to the Developer to enable it to undertake development of the Building Complex in terms hereof;

- (b) not to let out, grant lease, mortgage, charge or otherwise encumber the said properties or any part thereof till handing over of the owners allocation to the Owner by the Developer.
- (c) not to cause any obstruction or interference in the construction activities undertaken by the Developer and/or its agents at the said properties.
- (d) Not to advise the Developer with any matter regarding the Project or not to insist upon in making any addition or alteration in the Project.
- (e) to ensure that the project land is not the subject matter of any government restrictions, prohibitory order by statutory body, to clear all such matters which shall create impediment or obstacle in the Developer commencing or carrying out smooth progress of the project.

14.2 The Owners shall be responsible for the tax liabilities arising out of this Agreement in accordance with law.

15. EXTRAS, DEPOSITS & TAXES:

15.1 The Owners agree to pay to the Developer, the amounts that may be fixed by the Developer for providing specific amenities and facilities in the Building Complex in case the Owners retain any units for personal use.

15.2 GST, and other applicable taxes if any, chargeable in respect of the Owner Allocation and the Developer's Allocation shall be respectively to the account of the Owner and the Developer, who shall be entitled to recover the same from its Transferees.

16. DEFAULTS:

16.1 DEVELOPERS DEFAULT: In case the Developer fails and/or neglects to hand over the Owner allocation progressively with the receipt of revenue consideration from the intending purchasers (subject to the land owner complying with its obligations) the Developer shall pay liquidated damages to

the Owner at the rate of Rs. 25,000/- (Rupees Twenty Five Thousand) only per day for the period of default.

16.2 OWNER DEFAULT:- At any point in time in case of there being any defect in title of the entire land and/or a part thereof or any third party claim arises in respect of the land the Owner shall clear such defects in title and for the delayed period the Owner shall pay interest @ 18% per annum on the total costs incurred by the Developer till the date of such defect arising day as liquidated damages for the period of default. In the event the Owner makes any default to comply with its obligations under this agreement the time to complete the Project shall stand automatically extended to the extent of the period for which the default continues.

16.3 Notwithstanding the Agreement of the Parties with regarding to payment of liquidated damages in case of default by any of the Parties herein the aggrieved party shall have the right to initiate appropriate proceedings against the defaulting Party for any other claim which the aggrieved party may be of the opinion that the aggrieved party shall then be entitled to over and above the liquidated damages.

16.4 Neither party hereto can unilaterally cancel or rescind this agreement at any time.

17. EXCEPTIONS:

17.1 The parties hereto shall not be considered to be in default of complying with their respective obligations hereunder in case their performance of the same is prevented due to force majeure and it shall be deemed that their respective obligations stood suspended during the subsistence of force majeure.

18. MISCELLANEOUS:

18.1 The Developer shall be entitled to get the Building Complex at the said properties approved from any of the Banks and/or Financial Institutions to

enable the Transferees acquiring any Unit or other portion in the Building Complex to take loans from any such Banks or Financial Institutions. However, nothing contained in this Agreement shall take away the right of the Developer to create mortgage, create charge of the project land or constructions thereupon without however creating any liability upon the Owners' allocation in any manner. In case owing to any loans or finances obtained by the Transferees, the Owner or the Developer suffer any loss or damage due to any non-payment or delay in payment of interest or principal amount by any Transferee, such defaulting Transferee shall indemnify and keep the Owner and the Developer saved harmless and indemnified in respect thereof.

18.2 With effect from the date hereof and until construction and delivery of the Owner's Allocation in the manner as set forth in this Agreement, all outgoings (including but not limited to municipal rates and taxes, khajana, electricity charges etc.) with regard to the respective properties shall be borne paid and discharged by the Developer .

18.3 Either Party shall indemnify and keep saved harmless and indemnified the other party from any losses, damages, costs, claims, demands, actions and proceedings suffered by the other party due to any incorrect and/or wrong representation , omission delay or negligence of such party or their/its agents.

18.4 Nothing contained in these presents shall be construed as a sale, demise or transfer of the said properties or any part thereof by the Owner to the Developer or creation of any title or interest of the Developer in the said properties or any part thereof other than right to the Developer to develop the same in terms hereof and to deal with the Developer 's Allocation in the Building Complex in the manner herein contained.

19. NOTICES:

19.1 All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 7th day from the date of despatch of such notice by prepaid registered post or speed post with acknowledgement

due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post or speed post without the same being served.

20. **ARBITRATION:**

- 20.1 All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said properties or determination of any liability shall be referred to Arbitration.
- 20.2 The arbitration shall be held under the provisions of the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Arbitral Tribunal shall be final and binding on the parties hereto. In connection with the said arbitration, the parties have agreed and declared as follows:-
- (a) The arbitration shall be held at Kolkata in English language.
 - (b) The Arbitral Tribunal shall have summary powers and will be entitled to lay down their own procedure.
 - (c) The Arbitral Tribunal will be at liberty to give interim orders and/or directions.
 - (d) The Arbitral Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.
 - (e) The Arbitral Tribunal will be at liberty to award compensation and the parties have agreed not to challenge the authority of the Arbitrators in awarding such compensation.

21. **JURISDICTION:**

- 21.1 Only the Courts within the District of north 24 Parganas having territorial jurisdiction over the said properties and the Hon'ble High Court at Calcutta shall have the jurisdiction to entertain try and determine all suits, actions and proceedings between the parties hereto relating to or arising out of or under

this agreement or connected therewith including the arbitration as provided hereinabove.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land measuring more or less **26.61 Decimal or 1078.966 Square Meter** at Premises No. 289, Canal South Road, Ward No.57, Police Station - Pragati Maidan (Previously Tiljala), District - 24 Parganas, (South), Kolkata-700105, Borough No.-VII under the Kolkata Municipal Corporation, which is butted and bounded as follows:

ON THE NORTH : 14223 mm; By R.S. Dag No.391.

ON THE SOUTH : 889, 6096, 31266 mm; By 20' feet wide owners exclusive passage;

ON THE EAST : 2750, 3035, 3425, 3000, 17595, 5461, 20730, 16763 mm; Partly by 12'-6" wide common passage & partly house of Bhim Ghughu & partly 296, C.S. Road;

ON THE WEST : 16760, 31100 mm; By R.S. Dag No.148, Vijay Engineering.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Extras & Deposits)

EXTRAS shall include:

- (a) Facilities and amenities in the building Complex, all expenses, deposits, security deposits, etc. on account of obtaining power from the electricity service provider in and for the Building Complex;
- (b) all costs, charges and expenses on account of purchase and installations of generator and its accessories (including cables, panels and the like) for power back-up for the Units and Common Areas and Installations;

DEPOSITS (which shall be interest free) shall include:

- (a) Deposit on account of maintenance charges and municipal rates and taxes;
- (b) Deposit on account of sinking fund.

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

SIGNED SEALED AND DELIVERED
on behalf of the abovenamed OWNER
in the presence of:

1. NITISH KUMAR
Jhikriya, Sahabgunj
Jharkhand - 816101
- 2.

DHIMI VILLA LLP

Swatantra Saha
Partner

Rachana Solutions LLP

Swatantra Saha
Partner

SIGNED SEALED AND DELIVERED
on behalf of the abovenamed
DEVELOPER in the presence of:












1. NITISH KUMAR
Jhikriya, Sahabgunj
Jharkhand - 816101
- 2.

GURUKUL HOMES PVT. LTD.












Pradeep Kumar
Authorised Signatory

(PRADEEP KUMAR AGARWAL)

Drafted by
Prabon Prasad
Advocate
High Court, Calcutta
WB/604/2013

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SUBHANKAR SAHA
 Signature Subhankar Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name PRADEEP KUMAR AGARWAL
 Signature Pradeep

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT
DHIHI VILLA LLP



भारत सरकार
GOVT. OF INDIA



22/07/2015

Permanent Account Number

AALFD5848A

10082015

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटार :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
RACHANA SOLUTIONS LLP



भारत सरकार
GOVT. OF INDIA



09/06/2015

Permanent Account Number
AASFR5504N

09032016

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडर
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्रि स्टारिंग, प्लॉट नं. 341, सड़क नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's loss card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: trinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
SUBHANKAR SAHA



भारत सरकार
GOVT. OF INDIA

SURENDRA CHANDRA SAHA

12/01/1972

Permanent Account Number

AKQPS7083K

Subhankar
Saha

Signature



CS080014

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडर:
आयकर सेवक इकाई, इन एन सी डी
5 वीं मंजिल, मन्त्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कोलनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

PERMANENT ACCOUNT NUMBER
ADAPA6313K



NAME
PRADEEP KUMAR AGARYAL

FATHER'S NAME
RAM BILASH AGARYAL

DATE OF BIRTH
01-08-1975

SIGNATURE

OFFICIAL SEAL AND SIGNATURE
OFFICIAL SEAL AND SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GURUKUL HOMES PRIVATE LIMITED

26/07/2006

Permanent Account Number

AACCG6896M



05042073



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 108 / 3731/8

পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Aich Ranjan আইচ রঞ্জন
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Rebindranath রবীন্দ্রনাথ
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	33 ৩৩

Address

.2Nd,3Rd,4Th,5Th,6Th,7Th Road,Ward103,
Kasba,South24Parganas

ঠিকানা

২য়,৩য়,৪র্থ,৫ম,৬ষ্ঠ,৭ম রাস্তা,ওয়ার্ড ১০৩,
কসবা,দক্ষিণ ২৪ পরগণা

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক

For 108 -JADAVPUR

Assembly Constituency

১০৮ -আদবপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place Alipore

স্থান আলিপুর

Date 08.06.95

তারিখ ০৬.০৬.৯৫

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

BRN: 19-201819-033334285-1
BRN Date: 24/01/2019 11:08:02
BRN: IK00XBQOP1

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 24/01/2019 11:10:10

DEPOSITOR'S DETAILS

Id No. : 16030000093788/2/2019
[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET KOLKATA 700001
Applicant Name : Org GURUKUL HOMES PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030000093788/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	70001
2	16030000093788/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	539
Total				70540

In Words : Rupees Seventy Thousand Five Hundred Forty only

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

19-201819-033412047-1

Date: 25/01/2019 14:33:44

AN : IK00XDBIQ8

Payment Mode

Online Payment

Bank :

State Bank of India

BRN Date:

25/01/2019 14:34:32

DEPOSITOR'S DETAILS

Id No. : 16030000093788/7/2019

[Query No / Query Year]

Name : ANIL KUMAR CHOWDHARY
 Contact No. : 03322430723 Mobile No. : +91 9831089412
 E-mail : chowdharyanil01@gmail.com
 Address : 10 OLD POST OFFICE STREET KOLKATA 700001
 Applicant Name : Org GURUKUL HOMES PRIVATE LIMITED
 Office Name :
 Office Address :
 Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
 Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030000093788/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	20
2	16030000093788/7/2019	Property Registration- Registration fees	0030-03-104-001-18	14
Total				34

In Words : Rupees Thirty four only

Major Information of the Deed

Deed No :	I-1603-00296/2019	Date of Registration	29/01/2019
Query No / Year	1603-0000093788/2019	Office where deed is registered	
Query Date	18/01/2019 12:29:48 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	GURUKUL HOMES PRIVATE LIMITED 61A, PARK STREET, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 9831090023, Status : Buyer/Claimant		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Stampduty Paid(SD)	Market Value Rs. 10,77,94,702/-		
Rs. 75,021/- (Article:48(g))	Registration Fee Paid Rs. 553/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd, Road Zone : (Not Adjacent To E M By Pass -- Not Adjacent To E M By Pass) , Premises No: 289, , Ward No: 057 Pin Code : 700105

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	26.61 Dec		10,77,94,702/-	Property is on Road
Grand Total :					0 /-	1077,94,702 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DHIHI VILLA LLP 105, CANAL SOUTH ROAD, P.O:- DHAPA PS NOW PRAGATI MAIDAN, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AALFD5848A, Status :Organization, Executed by: Representative, Executed by: Representative
2	RACHANA SOLUTIONS LLP 105, CANAL SOUTH ROAD, P.O:- DHAPA PS NOW PRAGATI MAIDAN, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 , PAN No.:: AASFR5504N, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :



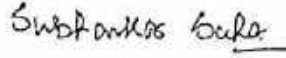


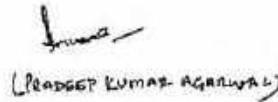
SI No	Name,Address,Photo,Finger print and Signature
1	GURUKUL HOMES PRIVATE LIMITED 61A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.:: AACCG6896M, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1603-00296/2019-29/01/2019

29/01/2019 Query No:-1603000093788 / 2019 Deed No : I - 160300296 / 2019, Document is digitally signed.

Representative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr SUBHANKAR SAHA Son of Late SURENDRA CHANDRA SAHA Date of Execution - 24/01/2019, , Admitted by: Self, Date of Admission: 25/01/2019, Place of Admission of Execution: Office	 Jan 25 2019 2:22PM	 LTI 25/01/2019	 25/01/2019
P-101 AND 108, METROPOLICAN CO-OP., HOUSING SOCIETY, Block/Sector: B, P.O:- DHAPA PS NOW PRAGATI MAIDAN, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKQPS7083K Status : Representative, Representative of : DHIHI VILLA LLP (as PARTNER), RACHANA SOLUTIONS LLP (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr PRADEEP KUMAR AGARWAL (Presentant) Son of Mr RAM BILASH AGARWAL Date of Execution - 24/01/2019, , Admitted by: Self, Date of Admission: 25/01/2019, Place of Admission of Execution: Office	 Jan 25 2019 2:20PM	 LTI 25/01/2019	 (PRADEEP KUMAR AGARWAL) 25/01/2019
4/3B, REGENT COURT, P.O:- RAGHUNATHPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADAPA6313K Status : Representative, Representative of : GURUKUL HOMES PRIVATE LIMITED (as Authorised Signatory)				

Identifier Details :

Name & address

Mr RANJAN AICH
 Son of Late RABINDRANATH AICH
 20, 5TH STREET, MODERN PARK, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , Identifier Of Mr SUBHANKAR SAHA, Mr PRADEEP KUMAR AGARWAL

Ranjan Aich
 (RANJAN AICH)

25/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DHIHI VILLA LLP	GURUKUL HOMES PRIVATE LIMITED-13.305 Dec
2	RACHANA SOLUTIONS LLP	GURUKUL HOMES PRIVATE LIMITED-13.305 Dec

Major Information of the Deed :- I-1603-00296/2019-29/01/2019

29/01/2019 Query No:-16030000093788 / 2019 Deed No :I - 160300296 / 2019, Document is digitally signed.

Endorsement For Deed Number : I - 160300296 / 2019

On 25-01-2019

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

Presented for registration at 13:48 hrs on 25-01-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr. PRADEEP KUMAR AGARWAL ..

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 10,77,94,702/-

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

Execution is admitted on 25-01-2019 by Mr SUBHANKAR SAHA, PARTNER, DHIHI VILLA LLP, 105, CANAL SOUTH ROAD, P.O:- DHAPA PS NOW PRAGATI MAIDAN, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105; PARTNER, RACHANA SOLUTIONS LLP, 105, CANAL SOUTH ROAD, P.O:- DHAPA PS NOW PRAGATI MAIDAN, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Indetified by Mr RANJAN AICH, , , Son of Late RABINDRANATH AICH, 20, 5TH STREET, MODERN PARK, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person

Execution is admitted on 25-01-2019 by Mr PRADEEP KUMAR AGARWAL, Authorised Signatory, GURUKUL HOMES PRIVATE LIMITED, 61A, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Mr RANJAN AICH, , , Son of Late RABINDRANATH AICH, 20, 5TH STREET, MODERN PARK, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Retired Person

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553/- (B = Rs 500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 553/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2019 11:10AM with Govt. Ref. No: 19201819033342851 on 24-01-2019, Amount Rs: 539/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XBQOP1 on 24-01-2019, Head of Account 0030-03-104-001-16 Online on 25/01/2019 2:34PM with Govt. Ref. No: 192018190334120471 on 25-01-2019, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XDBIQ8 on 25-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1603-00296/2019-29/01/2019

29/01/2019 Query No:-16030000093788 / 2019 Deed No :I - 160300296 / 2019, Document is digitally signed.

Page 37 of 39

of Stamp Duty

ved that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no E555902, Amount: Rs.5,000/-, Date of Purchase: 24/01/2019, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2019 11:10AM with Govt. Ref. No: 19201819033342851 on 24-01-2019, Amount Rs: 70,001/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK00XBQOP1 on 24-01-2019, Head of Account 0030-02-103-003-02

Online on 25/01/2019 2:34PM with Govt. Ref. No: 192018190334120471 on 25-01-2019, Amount Rs: 20/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XDBIQ8 on 25-01-2019, Head of Account 0030-02-103-003-02



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

On 29-01-2019

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.



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

Major Information of the Deed :- I-1603-00296/2019-29/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 9838 to 9876

being No 160300296 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.01.29 14:21:51 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 29/01/2019 14:21:42

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)