

08833/2014

4092/14



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

T 049978



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances-II, Kolkata

#### DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("Agreement") is entered into on this 17<sup>th</sup> day of July 2014 at Kolkata

#### BY AND AMONG:

- 1) **JHILMIL COMPLEX PRIVATE LIMITED**, a company within the meaning of the Companies Act, 2013 and having its registered office at Mukul Shanti Garden, Flat no. B, 5th Floor, Block-02, Jegerdanga, Rajarhat, P.S-Airport Kolkata-700136 having Permanent Account Number AADCJ1562A, duly represented by Mr. Rabiul Islam Gain, the Director; and



**Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata**

**Endorsement For Deed Number : I - 09092 of 2014  
(Serial No. 08833 of 2014 and Query No. 1902L000021605 of 2014)**

**On 17/07/2014**

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

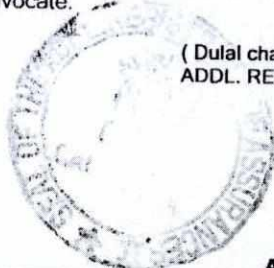
Presented for registration at 16.00 hrs on :17/07/2014, at the Private residence by Mr Balai De  
Claimant.

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

Execution is admitted on 17/07/2014 by

1. Rabiul Islam Gain  
Director, Jhilmil Complex Pvt Ltd, Mukul Shanti Garden, Flat No B, 5th Floor, Block- 02, Jogerdanga ,  
Rajarhat, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.  
  
Director, Panchmahal Realtors Pvt Ltd, Mukul Shanti Garden, Flat No B, 5th Floor, Block- 02,  
Jogerdanga , Rajarhat, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700136.  
  
Director, Tricky Infrastructure Pvt Ltd, Vill- Sangrampur, Kol, Thana:-Basirhat, District:-North  
24-Parganas, WEST BENGAL, India, .  
, By Profession : Business
2. Mr Mohammad Abu Taher  
Director, Panchpushap Construction Pvt Ltd, Mukul Shanti Garden, Flat No B, 5th Floor, Block- 02,  
Jogerdanga , Rajarhat, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700136.  
  
Director, Shantimay Construction Pvt Ltd, Mukul Shanti Garden, Flat No B, 5th Floor, Block- 02,  
Jogerdanga , Rajarhat, Kol, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin  
:-700136.  
, By Profession : Business
3. Md Najmul Hasan  
Director, Jagmata Builders Pvt Ltd, Sngrampur, Thana:-Basirhat, P.O. :-Sangrampur, District:-North  
24-Parganas, WEST BENGAL, India, .  
, By Profession : Business
4. Mr Balai De  
Authorised Signatory, S J B Estates L L P, Shrachi Tower, 8th Floor, 686, Anandapur, Kol,  
Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.  
, By Profession : Others  
  
Identified By Nirmal Gupta, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, , By  
Caste: Hindu, By Profession: Advocate.

**On 18/07/2014**



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 1 of 2

**21/07/2014 16:16:00**





**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 09092 of 2014**  
**(Serial No. 08833 of 2014 and Query No. 1902L000021605 of 2014)**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,66,69,262/-

Certified that the required stamp duty of this document is Rs.- 40021 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 21/07/2014**

**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 : 5, 5(f), 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 341094/- is paid , by the draft number 194847, Draft Date 19/07/2014, Bank Name State Bank of India, Specialised Insti B K G Kolkata, received on 21/07/2014


( Under Article : B = 340989/- ,E = 21/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 21/07/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 40021/- is paid , by the draft number 194846, Draft Date 19/07/2014, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 21/07/2014

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II




  
**ADDL. REGISTRAR**  
**OF ASSURANCES KOLKATA**  
**2( 1 JUL 2014 )**  
**ADDL. REGISTRAR OF ASSURANCES II**  
**Endorsement Page 2 of 2**

21/07/2014 16:16:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 44  
Page from 2033 to 2073  
being No 09092 for the year 2014.



  
(Dulal chandra Saha) 23-July-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal