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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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D. N. 50620/18

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

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

17 JAN 2018

**AGREEMENT FOR DEVELOPMENT**

THIS MEMORANDUM OF AGREEMENT FOR DEVELOPMENT is made on this the

17<sup>th</sup> day of January Two Thousand and Eighteen BETWEEN :

07 DEC 2017

Sl. No. 340 Rs 100 Date  
Name M. Chatterjee (Adv)  
Address Alipore Judges Court  
Vendor Sign Shekhar Ch. Halder

S. C. Halder  
Licenced Stamp Vendor  
Alipore Judges Court  
Kolkata-700027



Alipore Sub-Register-1  
Alipore Court 24 Terrace

17 JAN 2018

Identified by me:-  
Moink Chatterjee  
Advocate  
S/o Animesh Chatterjee  
Alipore Judges Court  
Kol - 27

**ARUN MONDAL** (PAN BXDPM1646K) son of Late Bhutnath Mondal, resident of 117 Kailash Ghosh Road, P.S. Haridevpur, Kolkata 700008, Dist - 24 Parganas (South) hereinafter referred to as "**THE LANDOWNER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**

**-AND-**

**JOYOUN CEMCAST PVT LTD** (PAN AAECJ0147N) a private limited company registered under the Companies Act, carrying business for gain from 38 Nutun Pally, P.S. Haridevpur, Kolkata - 700008 represented by its director **TAPAS KUMAR DUTTA** (PAN ADXPD5777H), son of Lt A. Dutta residing at 38 Nutun Pally, P.S. Haridevpur, Kolkata - 700008 hereinafter referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors, administrators and assigns) of **OTHER PART.**

**WHEREAS** one Kamala Bala Roy Chowdhury was the owner of the plots vis 877, 878/1264 of Khatian No 528 measuring about 0.54 acres and 0.36 acres, plot no 839 and 885 of Khatian no 1023 measuring 0.07 and 0.67 acres respectively, plot no 875 of khatian no 1336, plot no 876 of khatian no 1369 measuring an area of 0.11 and 0.09 acres respectfully , plot no 873 and 886 in khatian no 2053 measuring an area 0.34 and 0.41 acres of Mouza Purba Barisha P.S. Behala.

**AND WHEREAS** one Bhutnath Mondal filed a case against the said Kamala Bala Roy Chowdhury being Case No 3(BC) of 1987-88 before the Jr Land Reforms Officer, L.R. Circle Behala, South 24 Parganas, wherein he prayed for recording his name as Bargadar in respect of the said plots and the Ld Judge passed a Judgment in favour of the said Bhutnath Mondal as declared him as a Bargadar in respect of the said lands vide Order dated 24.11.1987.

**AND WHEREAS** the said Kamala Bala Roy Chowdhury died on 13.12.1993 leaving behind the following legal heirs :-



- 3
- a) Shiba Prasad Roy Chowdhury
  - b) Sakti Prasad Roy Chowdhury
  - c) Dilip Roy Chowdhury
  - d) Gouri Roy Chowdhury
  - e) Soumya Roy Chowdhury
  - f) Aditi Roy Chowdhury
  - g) Tara Prasad Roy Chowdhury
  - h) Ram Prasad Roy Chowdhury
  - i) Pinaki Prasad Roy Chowdhury
  - j) Banasree Sarkar
  - k) Anupam Sarkar
  - l) Abhijit Sarkar
  - m) Anima Roy Chowdhury
  - n) Dolon Roy Chowdhury

**AND WHEREAS** the aforementioned legal heirs No (b) to (n) executed a registered power of attorney in favour of Legal heir No (a) in respect of the said properties vide Book No IV Vol No 32 pages 256 to 261 being No 144 for the year 2001 before the D.S.R. II 24 Parganas (S).

**AND WHEREAS** the said legal heirs executed a registered deed of Gift before the A.D.S.R. at Behala and was recorded in Book No 1 Vol No 78 Pages 313 to 322 Being No 3525 for the year 2003 in favour of the First part, who is the son of the said Bhutnath Mondal and the said deed was also confirmed by several others such as Surajit Kumar Dey, Koushik Roy, Bikash Bhattacharya and Abhijit Roy Chowdhury.

**AND WHEREAS** accordingly by virtue of the said deed of gift, the First Part became the lawful owner of all that immovable property stated in the schedule hereinunder written and for the sake of clarity, hereinafter stated and described as the "Said Property".

**AND WHEREAS** the landowner have decided to develop their land by constructing a multistoried building thereon and as such have approached the developer and the said

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developer has agreed to construct the said proposed building under the following terms and conditions.

**NOW THIS INDENTURE WITNESSETH** and it is hereby agreed by and between the parties hereto as follows :

**ARTICLE – I; DEFINITIONS :**

*The Said Property* shall mean All that piece and parcel of land measuring about 5 Cottahs 8 Chittachs lying and situate at Mouza – Purba Barisha, Part of Dag No. 885 under Khatian No. 1023, being J.L. No. 23, R.S. 43 P.S. Haridevpur, Kolkata 700008 Dist: 24 Parganas (S) and also known as K.M.C. Premises no 122R Ishan Ghosh Road Kolkata 700008 alongwith 2 RTS structures of 150 sq ft each and butted and bounded by :-

On the North : 8 ft common passage;

On the South : House of Jhantu Mondal;

On the East : 16 ft K.M.C. Road;

On the West : house of Raba Mondal.

1. *The Building* shall mean a multi-storied building or buildings to be constructed in the said Holding / Premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation or any appropriate authority or authorities at the cost of the Developer.
2. *The Building Plan* shall mean the plan for the construction of the building as per Plan to be sanctioned by Kolkata Municipal Corporation in the name of the Land Owner or the Developer and also any renewal or amendments thereto and/or modifications thereof.
3. *Built-up Area and Super Built –up Area* shall mean the area of a flat calculated on the basis of the current rules and regulations and definition of such as prescribed by the K.M.C. on the date the sanctioned plan is allotted in favour of the Landowner.

**ARTICLE – II; EXPLOITATION RIGHTS :**

In consideration of one flat measuring about 700 sq ft built up area and a sum of Rs 55,00,000/- (Rupees Fifty Five Lacs) only paid in the following ways:-

1. At the time of registration Rs 10,00,000/-
2. For BLRO conversion 6 months and then thereafter 6 months Rs 11,25,000/-
3. After another 6 months Rs 11,25,000/-
4. After another 6 months Rs 11,25,000/-
5. After another 6 months Rs 11,25,000/-

, the Land Owner allows the Developer to build residential/commercial building in the said premises containing several flats and/or car parking space in accordance with the sanctioned plan and to sell the said flats, car parking spaces to buyers under Developer's allocation and choice. The Developer shall be entitled to obtain necessary advances from intending buyers on terms and conditions as the Developer may in his absolute discretion deem fit and proper.

#### ARTICLE – III; BUILDING :

1. The Developer shall prepare a Plan for construction of a residential/commercial building at the said Holding / Premises at her costs and expenses and shall submit the Plan duly signed by the land owner and/or Developer to the Kolkata Municipal Corporation. The Developer shall appoint, advocate, architect, mason, workers, darwan, mistries and shall pay their fees, wages and salary and the Land Owner shall not be liable and/or responsible for the payment of the same.
2. The Developer is hereby authorized and empowered in relation to the said construction so far as may be necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials even allocable to the Land Owner for the construction of the said building and similarly to apply and obtain temporary and/or permanent connection of water, electricity power and/or gas to the building and other inputs and facilities required for which purpose the Land Owner doth hereby agree to execute in favour of the Developer such power/s of Attorney as required to sign on behalf of the Land Owner all such applications and other documents as shall be required for the purpose of or otherwise for or in connection with the construction of the said building from time to time.



3. All dealings by the Developer in respect of the construction of the building shall be in the name of Land Owner/developer but such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the Land Owner. The Land Owner shall not be liable for any political liability. The Developer agrees and undertakes to indemnify and keep the land owner indemnified for any loss and/or damage or suffering that may be caused due to acts, misdeeds, omission and/or commission on part of the developer relating to construction and other related works in the said premises fully described in the Schedule below under this agreement.

#### **ARTICLE – IV; BUILDING ALLOCATION :**

1. Immediately upon the construction of the proposed building stage by stage and/or its completion or on completion of any parts of the same, all flats, car parking spaces shall belong to the Developer and the Land Owner shall not have any right, title, interest, claim or demand whatsoever in respect thereof, subject to owners' allocation as mentioned hereinafter to the Land Owner to be handed over to them.
2. On completion of the building and after delivery of possession of the Owner's allocation, the Land Owner or the Developer as Constituted Attorney shall transfer and convey at the request of the Developer and at the cost of the transferee or transferees the proportionate share of land in respect of the flat or flats and car parking spaces by executing the relevant Deeds of Sale in favour of the Developer or of such other person or persons who may be nominated by the Developer in that regard. Furthermore, the Developer shall execute and register Deed of Conveyance in favour of the prospective purchasers by virtue of the Power of Attorney and realise the sale proceeds and discharge valid receipt in respect of the flats, Car parking space and proportionate share of land.

#### **ARTICLE-V; CONSTRUCTION :**

The Developer shall construct a multi-storied building or buildings on the said Holding / Premises according to building plan/plans to be sanctioned by the Kolkata Municipal Corporation. The entire finance for construction of the said building shall be provided by the Developer. The Developer shall have absolute discretion to sell the flats, and car parking spaces in the said building under her allocation on its terms and conditions and realise the sale-proceeds of the Developer's allocation.

#### **OWNER'S ALLOCATION AND CONSIDERATION MONEY**

The landowner shall be entitled to a one flat measuring about 700 sq ft built up area and a sum of Rs 55,00,000/- (Rupees Fifty Five Lacs) only paid in the following ways:-

6. At the time of registration Rs 10,00,000/-
  7. For BLRO conversion and then thereafter 6 months Rs 11,25,000/-
  8. After another 6 months Rs 11,25,000/-
  9. After another 6 months Rs 11,25,000/-
- After another 6 months Rs 11,25,000/-

#### **DEVELOPER'S ALLOCATION**

The Developer shall be allotted entire proposed building of the constructed area except owner's allocation, the flats and car parking spaces and cupboard spaces in the proposed building according to sanctioned plan. Proceeds of sale of flats, car parking spaces of the developer's allocation shall belong to the Developer.

#### **ARTICLE – VI: COMMON FACILITIES:**

1. The Land Owner shall pay proportionate Municipal Tax assessed for their flats to the Kolkata Municipal Corporation from the date of possession of the said flats in their allocation. The Land Owner shall also pay proportionate common expenses and maintenance charges for his flats to the Owners' Association punctually on physical possession of her flats. The Land Owner shall not be liable for the Corporation and other statutory Taxes of the flats under Developer's allocation. The Developer or their nominee or nominees or transferees shall be liable to pay Corporation Tax assessed for his/their flat/flats and car parking space etc, if any.
2. **COMMON FACILITIES** shall include all passages, ways, stairways, corridors, lobbies, shafts gate's, rainwater pipes, sewerage and drainage pipe lines, underground water



fittings, fixtures, manhole, pit, water connection and pipes lines, overhead and underground reservoir, pipe lines, motor pump,, fences and boundary wall, courtyard, CESC Ltd. supply, electric connection and electrical supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, garbage, vat, common driveways and other facilities whatsoever required for the establishment of location, enjoyment, provision, maintenance and management of the affairs and the said building in the said premises.

#### **ARTICLE – VII; OWNER'S OBLIGATION**

- a) That during the continuance of the agreement the Land Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said premises by the Developer and shall quit and vacate the premises on the date of execution of this agreement.
- b) The Owner will grant a general power/s Attorney in favour of the Developer to be registered and / or notarized to facilitate the construction of the building according to the sanctioned Plan and sell the entire flat, car parking space except Owner's allocation empowering him to sell flat and car parking spaces of the said building and for such purpose authorizing him to enter into agreement with intending purchaser or purchasers, receive all earnest moneys and all payments towards consideration money and to execute sign and register such Deed of Conveyance of proportionate share of land or flat and car parking spaces in the building be it stated here whatsoever is written in the Power of Attorney shall be entitled to sell his allocation the flat /car parking space and receive the earnest money and consideration money in respect of such sale and they need not have to credit such amount in the account of the Land Owner.
- c) With the execution of these presents the Developer and/or their representatives shall have free access to the premises for the purpose of soil testing, mapping and other works necessary for the Developer and construction on the said property.
- d) The Land Owner shall not be responsible for the nature of construction of the Building by the Developer and Developer shall be responsible to the ultimate purchaser/s for the nature and quality of construction.

#### **ARTICLE – VIII; DEVELOPER'S OBLIGATION :**

1. The Developer after registration of this agreement, shall construct the said building in terms of this Agreement and in accordance with the plan or plans sanctioned by Kolkata

Municipal Corporation with consent of other appropriate authority or authorities, if necessary.

2. The Developer shall complete the building within 36 months from the date of sanction of Building Plan and BLRO mutations and after the owner vacates the said premises and after demolition of the existing building and after necessary development of land. Time is the essence of the Agreement provided, however, the time may be extended for a further period.
3. The Developer shall pay and bear all Municipal taxes and other taxes payable for the said property from the date of their taking possession of the premises till the date of delivery of possession of the flats to the prospective buyers. The Developer shall also pay the due Municipal Taxes and make arrangement for Mutation in the Kolkata Municipal Corporation.
4. Any matter not specifically mentioned in this Agreement or any difference and dispute arising in between the parties hereof shall be referred to a sole arbitrator to be appointed mutually by both the parties for arbitration, following, provisions of the Arbitration and Conciliation Act, 1996.

**ARTICLE – IX; COMMON RESTRICTIONS :**

1. The Developer during construction shall abide by all laws, rules and regulation of Government' Local Bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, Bye-laws, rules and regulations. The developer shall hand over a true copy of the sanctioned plan to the hand Owner for her custody and inspection of the proposed construction
2. The Developer or its nominees shall not use or permit to use the flats, car parking space in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other occupiers of the new building.

**ARTICLE-X; TITLE & AMENITIES**



The Land Owner declare that they have a good and marketable title to the said property without any claim, right, title or interest in or of any other persons thereon and that they have a good and marketable right and title to enter into this Agreement with the Developer.

2. The Land Owner hereby declare that the said property is free from any manner of lispensens, charges, claims encumbrances or mortgages whatsoever.
3. The Developer shall have under its custody all the original documents/Deeds of aforesaid land and the developer shall provide receipt in that respect.

**ARTICLE-XI; MISCELLANEOUS:**

1. Upon completion of the building the developer, by virtue of the Power of Attorney duly registered shall execute appropriate Sale Deeds/ Conveyances of the land or proportionate share of the land or flats/ car parking spaces in favour of the Developer and/or his nominated transferees under the allocation of the Developer in terms of this agreement. The stamp duty transfer, charges including registration fees payable for the transfer shall be borne by the Transferee(s).
2. As and from the date completion of the building the developer and/or his nominated transferees or purchasers of flats, car-parking spaces be liable to pay and bear proportionate charges on account of Municipal Tax, Wealth Tax, and other taxes and all charges and impositions as well as common expenses payable in respect of their flats and car parking spaces.
3. Any bonafide omission or commission in this Agreement shall be corrected modified and rectified by Supplementary Agreement made between the parties;

**ARTICLE - XII; JURISDICTION:**

Appropriate Courts in West Bengal having territorial jurisdiction shall entertain all disputes and actions between the parties herein.



**THE SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel of land measuring about 5 Cottahs 8 Chittachs lying and situate at Mouza – Purba Barisha, Part of Dag No. 885 under Khatian No. 1023, being J.L. No. 23, R.S. 43 P.S. Haridevpur, Kolkata 700008 Dist: 24 Parganas (S) and also known as K.M.C. Premises no 122R Ishan Ghosh Road Kolkata 700008 alongwith 2 RT5 Structures of 150 sq ft each and butted and bounded by :-

- On the North : 8 ft Common passage;
- On the South : House of Jhantu Mondal;
- On the East : 16 ft common passage.
- On the West : house of Raba Mondal

**THE THIRD SCHEDULE ABOVE REFERRED TO :  
(THE BUILDING AND SPECIFICATIONS OF FLATS)**

**STRUCTURE AND FOUNDATION:**

Building designed on R.C.C. foundations conforming to National Building Code and/or West Bengal Municipal Act and Building Rules or as per sanctioned Plan, floor and Design.

**FLOORING & SKIRTING**

Marble finish in the bed rooms, Drawing Room and Dining Room. Toilets, kitchen and verandah, will have antiskid ceramic tile (300x300mm) with 150 mm skirting all around.

**TOILETS :**

All toilets will be provided with P.V.C. pipe for General water, standard white basin, or commode with low down cistern, all toilet walls will have Glazed tiles upto 1800 mm height.

**KITCHEN :**

Kitchen will have granite cooking counter and one stainless steel sink and 750 mm Glazed Tiled above cooking counter.

**DOORS & DOORS FRAME:**

All doors will have a wooden frame of treated Sal wood (100x65 mm) and flush door having commercial ply on both sides and two coated enamel paints.

**WINDOW, FRAME & GRILLS:**

All window frames shall be made of anodized aluminium window with 4 mm clear sheet Glass.

**INTERNAL WALLS :**

Plaster walls finished with plaster of paris. Bricks work will be done 200 mm thickness for external and 75 mm for internal partition walls otherwise mentioned in drawings and painted with two coats of primer.

**EXTERNAL WALLS :**

External walls to be two coated with water proof cement paint and two coats weather-coat.

**STAIRCASE :**

Plaster of paris well finished with white lime-wash.

**ELECTRICAL:**

All concealed wiring in every rooms, toilet, kitchen, living room and verandah

**BEDROOMS:**

1. One bracket light point
2. One tube-light point
3. One ceiling fan point
4. One night lamp point
5. One 6 pin plug point on Switch Board
6. Air Condition point

**LIVING/DINING:**

1. One tube-light point
2. One bracket light point

3. One ceiling fan point
4. One 5 amp point
5. One 5 pin plug point on Switch Board
6. One T.V. Antenal concealed pipe line lay-out only
7. One Electric Call Bell attached at Flat entrance

**KITCHEN:**

1. One ceiling light point
2. One exhaust fan point
3. One 15 amp. Point

**TOILET :**

1. One light point
2. One exhaust point
3. One Geyser point

**ELECTRICAL & SANITARY ITEMS:**

1. Wires Cables – “Finolex” make
2. Electric Fittings – Anchor/Havels/Pritam make
3. Taps & Showers – ESSCO/ISI make

**ELECTRIC METER**

A separate electric meter shall be provided for each flat at the cost, security deposits to be paid reimbursed by the intending buyers or flat holder/and owner.

The developer shall provide for the electrical meter for common services including stair case lighting at costs but the amount of deposit shall be proportionately recovered from the intending buyers or flat holder.

**PLUMBING:**

Concealed G.I. Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

**WATER:**



- a) The developer will provide Corporation water from under-ground reservoir.
- b) Deep Tube-well, if any, cost extra (to be borne by flat owner/Landowner).

**EXTRA WORK :**

Purchaser requesting for extra work and or change in above mentioned specifications towards betterment and fixing of costly items shall be entertained before commencement of the construction work of the specified item and the purchaser/land owner shall be required to pay for the extra work as may be requested by the purchaser/land owner and such request shall be entertained before commencement of the construction work of the specified item and the purchaser/land owner shall be required to pay in advance for the extra cost as maybe determined by the Developer or its Architect/Civil Engineer.

**MATERIAL :**

Standard materials shall be used for the construction of the proposed building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**"COMMON PORTIONS"**

1. MAIN ENTRANCE AND EXIT
2. Boundary walls and main entrance gate and exit gate.
3. Entrance lobby, Staircases, staircase landings on all floor of the said building and the roof of the building.
4. Electric service line, electric main line, stair case switch and light and electric machine line box and electric meter for electrical common water pump and common points and lights within the building and/or within the premises and electric meter space and other electrical fixtures and fittings excluding only those as are within the exclusive area of any unit/flat commercial space exclusively for its use.
5. Electric water pump space and underground water reservoir overhead water storage tank water supply line together with all common plumbing installations and fittings for carriage of water excluding only such parts of installations and fittings as are installed within the exclusive area of any unit / flat exclusively for its use.
6. The underground septic tank and all drainage and sewerage installations and fittings for smooth outlet of waste water and waste materials excluding only such coats or

- installations and fittings which are installed within the exclusive area of any flat/unit, exclusively for its use.
7. Such other common parts, areas, equipments, installations, fixtures, fittings spares space and materials in or about the said land and the building as are necessary for passage to and/or user of the flats in common by the other flats of the same building.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**COMMON EXPENSES**  
**PROPORTIONATE TO THE AREA OF OWNERSHIP**

1. All costs of maintenance, operating, replacing while washing painting rebuilding, reconstruction, decorating or re-decorating and lighting the common portions and also the outer walls of the said building.
2. All charges and deposits for the supplies of common utilities.
3. Corporation rates and taxes and other outgoing save those as are separately assessed on the respective flats/units.
4. All expenses referred above shall be borne and paid proportionately by the Land Owner/Purchasers/Co-owner from the date of taking over possession of their respective portions or from the date of transfer by Deed of Conveyance whichever is earlier.
5. All costs for formation of Association of Owners shall be borne by the owners equally.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
**THE TERMS & CONDITIONS**

- 1) The Land Owner / Co-owner / Purchaser / Purchasers shall be entitled to the undivided proportionate share in the land and / or the common parts of the building and/or in respect of the common services & utilities thereon.
- 2) Until separate assessment Land owner/co-owner/purchaser shall bear and pay proportionate share of Kolkata Municipal Corporation rates & taxes and also bear and pay proportionately all common expenses to the respective authorities. Upon mutation of the purchaser name and separate assessment of the purchaser allocated flat the purchaser shall pay and bear such Tax & Rates wholly on imposition in respect of the said flat and



proportionately in respect of the common portions of the building to the respective authorities.

- 3) The Land owner / co-owner / purchaser will be bound to take delivery of the said allocated unit / flat within fifteen days strictly from the date of receiving of the completion notice or intimation of possession letter of the said unit/flat by the developer, failure of which the responsibilities of the said flat will go to the purchaser's side.
- 4) Land Owner / Co-owner / purchaser shall be bound to execute Deed of Conveyance in respect of the allocated unit / flat within six month from the date of taking delivery of the said flat strictly, failing of which the responsibilities of making the Deed of Conveyance will go to the purchaser's side only.
- 5) Land Owner / Co-owner / purchaser shall not obstruct or object to the Developer or his men or agents using, allowing others to use, making or transferring the Developers portion and/or any type of constructional work by the Developer on any part of the building or premises, excepting the Land Owner / Co-owner / purchaser's allocated flat.
- 6) Land Owner / Co-owner / purchaser shall not obstruct or object to the developer's selling, granting, transferring rights to any person/person's Company/Companies, any type of organizations, according to the developers choice of any part of the land and/or building, excepting the Land Owner / Co-owner / purchaser's without effecting the right of the Land Owner / Co-owner / purchaser in respect to the common portions of the building.
- 7) After getting delivery of the Unit/Flat in the said proposed building the Land Owner / co-owner / purchaser at his own cost or expenses strictly shall do the following :
  - a) Land Owner / Co-owner / purchaser will keep and use the flat and every part thereof and all fixtures and fittings therein which are exclusive parts of the flat property painted and in a good repairs and neat & clean condition and decent and respectable place of abode.
  - b) Land Owner / Co-owner / purchaser will use allotted portions and all common portions quietly, peacefully, and carefully and only for the purposes for which they are respectively meant.
  - c) Land Owner / Co-owner / purchaser will co-operate with the Developer and Association and/or other flat/space owners in the building for upkeep and proper maintenance and protection of the common portions.
  - d) Land Owner / Co-owner / purchaser will pay all the common expenses and rates & taxes to the Developer / the Association proportionately.



8. After getting the delivery of the flat in the said proposed building the Land Owner / Co-owner / purchaser strictly shall not do any of the following acts, deeds or things :
- a) Without specific consent in writing of the developer demolish any part of the Land Owner / Co-owner / purchaser flat/space and/or do any constructional addition or alteration work in the Land Owner / Co-owner / purchaser allocated space of any part of it which may effect the vertical, horizontal and /or lateral support provided by the various parts of the unit to the remaining parts of the building or any constructional work which may affect the other co-purchaser / Land Owner/ Co-owner of the building.
  - b) Add or alter any portion, elevation or colour scheme of the building.
  - c) Place or caused to be placed any articles or objects in the common areas like cycles, motorbikes, household goods, furniture, machines etc. without specific consent in writing from the developer.
  - d) Place or cause to be placed any flower tub, show stand or shoes or any heavy articles in the common stair case and stair case landings and use the common portions for purposes other than the purposes for which they are meant.
  - e) Throw or accumulate or caused to be thrown or accumulated any dust, filth, rubbish, waste materials of refuse of any kind in the common areas save at the place therefore indicated.
  - f) Injure, harm, and damage the common portions of any other flat space in the premises or the building by making any addition or alteration and withdrawing any constructional support or by doing any constructional work.
  - g) Do or knowingly suffer anything to be done which is likely to cause nuisance or annoyance to the occupant of the other units in the premises and/or neighboring houses.
  - h) Use or allow the unit or any part thereof to be used for any club, public meeting, conference hall, nursing home, boarding house, public eating house or other public purposes, without the specific consent in writing from the developer and then from all the related Government departments.
  - i) Put up or affix any Signboards, Nameplates, Hoarding, Banner or other things or other similar articles in the common portion or on outside walls of the building in writing by the developer. The Land owner / co-owner / purchaser will however be entitled to fix different nameplates on the main entrance door of the unit.

- j) Carry on or knowingly suffer being carried on any obnoxious injuries, dangerous, hazardous, immoral or illegal acts in the unit and/or the common portions.
- k) Keeping or storing any offensive, obnoxious, injurious, dangerous, hazardous, articles in the unit or the building
- l) Keeping any heavy article on the floor or operate any kind of heavy machine other than the usual home appliances.
- m) Keep or allow any lunatic or any person suffering from any virulent dangerous or infectious disease within the unit or the building.
- n) Affix or draw any cable T.V. broadcasting wire, Television wire, telephone wire or any pipeline from and to through any common portion of the building or outside / inside wall of other units of the building except in their respective flats.
- o) This agreement shall be valid upon realization of payments to the landowner as per Memo of Consideration and this Agreement.

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

**SIGNED, SEALED AND DELIVERED**

In the presence of :

1. Moinak Chatterjee  
14/13 W.G. Road  
Kolkata - 8

2. Poasanta Ghosh  
Atipore Police Court  
Kolkata - 27 -

Drafted, Identified, Read-over and explained in Bengali by me:-

*M Chatterjee*

Moinak Chatterjee  
Advocate  
F 320/2003

*[Handwritten Signature]*

Land Owner

JOYOUN CEMCAST PVT. LTD.

*[Handwritten Signature]*  
Director.

Developer

MEMORANDUM OF CONSIDERATION

Received from the Developer a sum of Rs 10,00,000/- In the following manner :

By RTGS  
 UBI, J.L. Sarani. 10,00,000 ✓  
 Branch on 17/11/18

**SIGNED, SEALED AND DELIVERED**

In the presence of following persons:

1. Mainak Chatterjee  
 14/13 N.E. Road.  
 K01-8

Signature of Land Owner


Signature of Land Owner



PLAN AT MOUZA - PURBA BARISHA, IN PART OF DAG NO.- 885, KHATIAN  
1023, J.L. NO.- 23, R.S. NO.- 43, P.O.- BARISHA, P.S.- HARIDDEVPUR, IN K.M.C.  
EMISES NO.- 122R, ISHAN GHOSH ROAD, KOLKATA - 700008, DIST. - SOUTH  
24 PARGANAS.

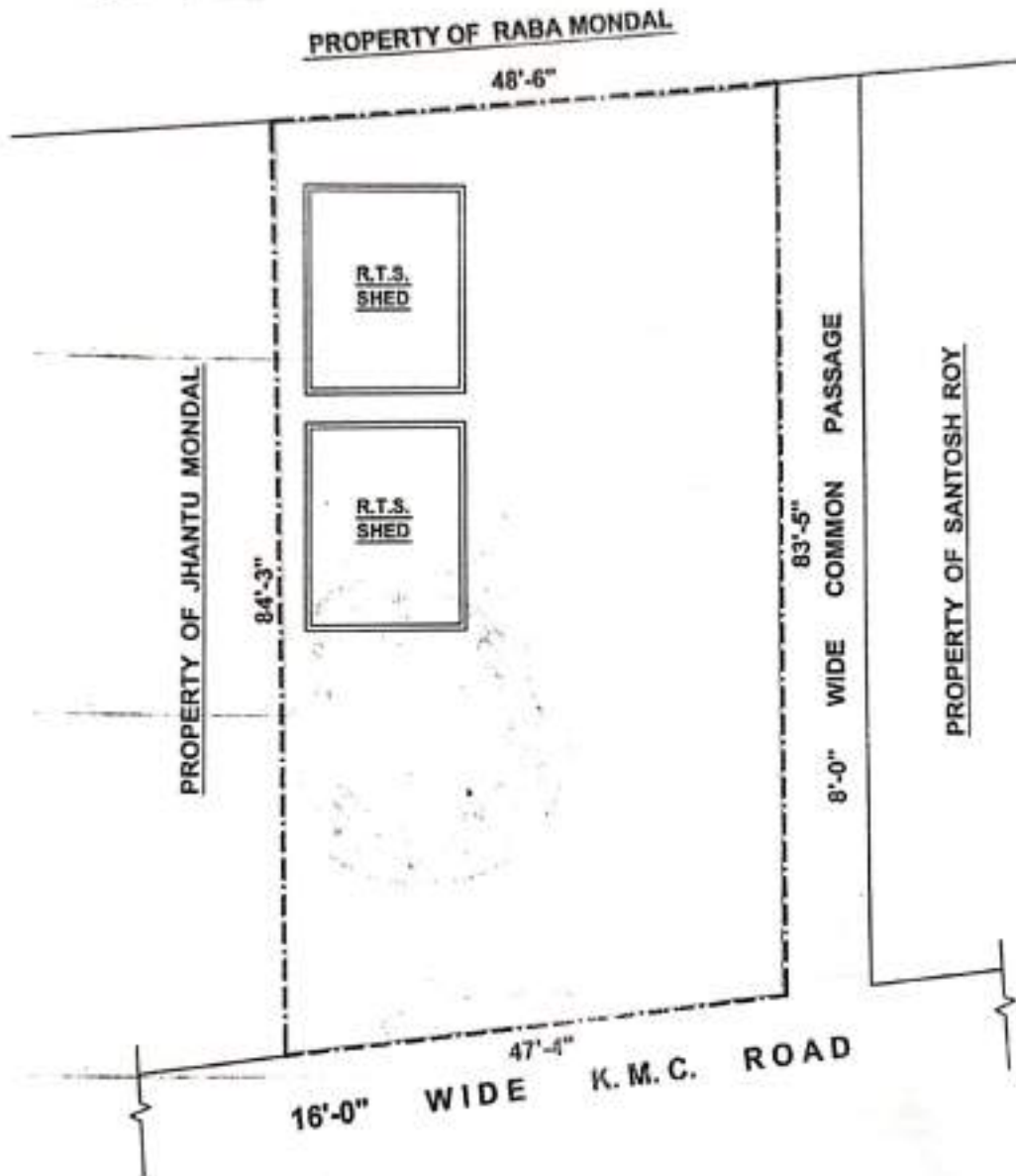
AREA OF LAND = 05 KT. - 08 CH. - 00 SFT. (MORE/LESS).

& R.T.S. AREA = 300 SFT. (MORE/LESS).

SHOWN IN RED COLOUR 



SCALE:- 1:200



*Signature of Vendor*




- SIGNATURE OF VENDOR -

JOYJUM CEMCAST PVT. LTD.

*Signature of Purchaser*  
Director.


- SIGNATURE OF PURCHASER -

*Signature of Traced By*  
BIKAS CHANDRA SINHA  
K.M.C. Regd. L.B.S.-1183 (I)  
- TRACED BY -

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

Name.....

Signature.....

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

Name..... JAPASH KR. DUTTA

Signature..... Japash kr Dutta

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

Name.....

Signature.....

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

Name.....

Signature.....

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

GRN: 19-201718-015223839-2 Payment Mode Counter Payment  
GRN Date: 11/01/2018 14:08:18 Bank: United Bank  
BRN: S52336593 BRN Date: 15/01/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16020000050670/2/2018  
(Query No./Query Year)

Name : THE OM ENTERPRISE  
Contact No. : Mobile No. : +91 9874524212  
E-mail :  
Address : 38 NUTANPALLY EAST BARISHA KOL 700008  
Applicant Name : Mr MOINAK CHATTERJEE  
Office Name :  
Office Address :  
Status of Depositor : Others  
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	16020000050670/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	16020000050670/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	10053
<b>Total</b>				<b>16974</b>

In Words . Rupees Sixteen Thousand Nine Hundred Seventy Four only



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARUN MONDAL  
BHUTNATH MONDAL

02001/1967  
Account Number

BXOPM1646K



In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTTC  
Plot No. 3, Sector 11, CHD Belapur,  
Navi Mumbai - 400 614.

यदि इस कार्ड को खोने/पाने का सूचना सुनिए तो कृपया  
आयकर सेवा यूनिट, UTTC

प्लॉट नंबर-3

सेक्टर 11-11



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADXPDS



श्री नाम

TAPAS KUMAR D.

श्री श्री काका का नाम

AKHIL KUMAR D.

जन्म तिथि / DATE OF BIRTH

20-08-1965

हस्ताक्षर / SIGNATURE

*T. K. D.*

*T. K. D.*

संलग्न संख्या, 44-111

आयकर विभाग, दिल्ली



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AAECJ0147N

नाम / Name  
AGYON DEWCAST PRIVATE LIMITED



स्थापना/गठन की तारीख  
Date of Incorporation / Formation  
28/06/2017

0402017

इस कार्ड को खाना / खाने पर कृपया ध्यान दें / नोट करें:-  
आयकर सेवा सेवा इकाई, एन एन सी यूएल  
5 वीं मंजिल, मासेन स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 99316,  
मॉडल कॉलोनी, न्यू डीप हिस्पॉन्स चौक,  
पुणे - 411 016.

*If this card is lost / someone's ton card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL,  
5th floor, Mass Sterling,  
Plot No. 341, Survey No. 99316,  
Model Colony, Near Deep Hispanous Chok,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tinind@nsdl.com](mailto:tinind@nsdl.com)







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

Query No / Year	1602-0000050670/2018	Office where deed will be registered
Query Date	11/01/2018 5:48:50 AM	D.S.R. -11 SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	MOINAK CHATTERJEE Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7059573299, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 35,07,133/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E. B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ishan Ghosh Rd., Premises No. 122R Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 8 Chatak	9,00,000/-	34,07,133/-	Width of Approach Road: 16 Ft.
<b>Grand Total :</b>					9.07500000Dec	9,00,000 /-	34,07,133 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		300.00000 sq ft	1,00,000 /-	1,00,000 /-	



Query No: 1602-0-000050670 of 2018

AS- 1 of 3

**Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ARUN MONDAL Son of Late BHUTNATH MONDAL, 117 KAILASH GHOSH ROAD, Post Office: BARISHA, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BXDPM1646K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	JOYOUM-CEMCAST PRIVATE LIMITED ( Sole Proprietorship ) .38 NATUN PALLY, Post Office: BARISHA, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 PAN No. AAECJ0147N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr TAPAS KUMAR DUTTA Son of Late A DUTTA 38 NUTUN PALLY, Post Office: BARISHA, Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADXPD5777H	JOYOUM CEMCAST PRIVATE LIMITED (as PROPRIETOR)

**Identifier Details :**

Name & address
Mr MOINAK CHATTERJEE Son of Mr AMALESH CHATTERJEE ALIPORE JUDGES COURT, Post Office: ALIPORE, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of ARUN MONDAL, Mr TAPAS KUMAR DUTTA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-9.075 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-300 Sq Ft



Query No: 1602-0-000050670 of 2018



1. If the given information are found 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 24/02/2018 for registration.

3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



## Major Information of the Deed

Deed No :	I-1602-00690/2018	Date of Registration	18/01/2018
Query No / Year	1602-0000050670/2018	Office where deed is registered	
Query Date	11/01/2018 5:48:50 AM	D S R - I I SOUTH 24-PARGANAS District	South 24-Parganas
Applicant Name, Address & Other Details	MOINAK CHATTERJEE Thana Alipore, District South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No 7059573299, Status Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 10,00,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 10,00,000/-]
Stampduty Paid(SD)	Rs. 7,021/- (Article:48(g))	Market Value	Rs. 35,07,133/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		
		Registration Fee Paid	Rs. 10,053/- (Article:E, E. B, M(b), H)

### Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ishan Ghosh Rd., Premises-No- 122R

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		5 Katha 8 Chatak	9,00,000/-	34,07,133/-	Width of Approa Road: 16 Ft.,
<b>Grand Total :</b>					<b>9.075Dec</b>	<b>9,00,000 /-</b>	<b>34,07,133 /-</b>	

### Structure Details :



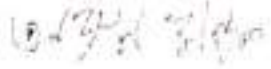
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1,00,000 /-</b>	<b>1,00,000 /-</b>	



Major Information of the Deed :- I-1602-00690/2018-18/01/2018






**Deed Details :**  
Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
<b>ARUN MONDAL</b> Son of Late BHUTNATH MONDAL Executed by: Self, Date of Execution: 17/01/2018 Admitted by: Self, Date of Admission: 17/01/2018, Place : Office	 17/01/2018	 LTI 17/01/2018	 17/01/2018
117 KAILASH GHOSH ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXDPM1646K, Status :Individual, Executed by: Self, Date of Execution: 17/01/2018 , Admitted by: Self, Date of Admission: 17/01/2018 ,Place : Office			

**Developer Details :**

SI No	Name, Address, Photo, Finger print and Signature
1	<b>JOYOUM CEMCAST PRIVATE LIMITED</b> 38 NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 , PAN No.:: AAECJ0147N, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr TAPAS KUMAR DUTTA (Presentant)</b> Son of Late A DUTTA Date of Execution - 17/01/2018, , Admitted by: Self, Date of Admission: 17/01/2018, Place of Admission of Execution: Office	 Jan 17 2018 2:27PM	 LTI 17/01/2018	 17/01/2018
38 NUTUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADXPD5777H Status : Representative, Representative of : JOYOUM CEMCAST PRIVATE LIMITED (as PROPRIETOR)				

**Identifier Details :**

Name & address
Mr MOINAK CHATTERJEE Son of Mr AMALESH CHATTERJEE ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of ARUN MONDAL, Mr TAPAS KUMAR DUTTA

Major Information of the Deed :- I-1602-00690/2018-18/01/2018



17/01/2018

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-9 075 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-300.00000000 Sq Ft

## Endorsement For Deed Number : I - 160200690 / 2018

On 17-01-2018

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

Presented for registration at 13:00 hrs on 17-01-2018, at the Office of the D.S.R. -I | SOUTH 24-PARGANAS by Mr TAPAS KUMAR DUTTA ,

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 35,07,133/-

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

Execution is admitted on 17/01/2018 by ARUN MONDAL, Son of Late BHUTNATH MONDAL, 117 KAILASH GHOSH ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Identified by Mr MOINAK CHATTERJEE, , Son of Mr AMALESH CHATTERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-01-2018 by Mr TAPAS KUMAR DUTTA, PROPRIETOR, JOYOUM CEMCAST PRIVATE LIMITED (Sole Proprietorship), 38 NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700008

Identified by Mr MOINAK CHATTERJEE, , Son of Mr AMALESH CHATTERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- ( B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 15/01/2018 12:00AM with Govt. Ref. No: 19201718015223892 on 11-01-2018, Amount Rs: 10,053/- Bank: United Bank ( UTBI00CH175), Ref. No. S52336593 on 15-01-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1602-00690/2018-18/01/2018



**Amount of Stamp Duty**

It is certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/- by  
Cheque = Rs 6,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 340, Amount: Rs. 100/-, Date of Purchase: 07/12/2017, Vendor name: S. C. Halder  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/01/2018 12:00AM with Govt. Ref No. 192017180152238392 on 11-01-2018, Amount Rs. 7,021/-, Bank:  
United Bank ( UTBI00CH175), Ref No. S52335593 on 15-01-2018, Head of Account 0030-02-103-003-02

*(Signature)*

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

**On 18-01-2018**

**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 - 43  
(g) of Indian Stamp Act 1899.

*(Signature)*

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

Major Information of the Deed :- I-1602-00690/2018-18/01/2018



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1602-2018, Page from 42245 to 42278  
being No 160200690 for the year 2018.



Digitally signed by RINA CHAUDHURY  
Date: 2018.02.02 11:04:42 +05:30  
Reason: Digital Signing of Deed.

*R. Chaudhury*

(Rina Chaudhury) 02/02/2018 11:04:23  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)