

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 201645



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and executed on this 25th day of June, 2018 (Two Thousand and Eighteen)

BETWEEN

(1) SRI PRAMOD KUMAR SARAF, (PAN No. ABYPS3654D), son of Sri Parmeshwar Lal Saraf, (2) SMT SNEHLATA SARAF, (PAN No. AKXPS0345R), wife of Sri Pramod Kumar Saraf, (3) SRI SONIT SARAF, (PAN No. AQIPS4927L), son of Sri Pramod Kumar Saraf, (4) SRI ARPIT SARAF, (PAN No. BBCPS5515E), son of Sri Pramod Kumar Saraf, ail by Nationality Indian, by Religion - Hindu, by Occupation - Business and are residing at BC-239, Salt Lake City, Sector - 1, P.S. Bidhannagar, Kolkata - 700 064, hereinafter collectively called "the **OWNERS**" (which term of expression shall unless otherwise excluded by or repugnant to the

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Bidhannagar, Kolkata
West Bengal

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21076

P. K. DAS, Ad.
Sealdah Court
6 JUN 2018
P. K. DAS, Ad.
Sealdah Court
High Court



21076



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subject or context be deemed to mean and include its successors-in-office and assigns) of the **ONE PART**

AND

M/S. DHARITRI INFRAVENTURE PVT. LTD. (having PAN AAFCD3234P), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Premises No. DN-51, Merlin Infinite, Unit- 606, Sector- V, Salt Lake City, Kolkata-700091, being represented its Directors (1) **SMT. DIPANWITA SAMANTA** (having PAN CFRPS3473K), wife of Sri Suman Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 196, Canal Street, 4th Floor, near Sreebhumi Sporting Club, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, and (2) **SRI VICKY SINGH** (having PAN

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Saidan Court
Value:
6 JUN 2018
P. K. Das
Saidan Court
Adm. Bldg.
High Court, Cuttack



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CIEPS6214G), son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at 5/H/1, Bagmari Road Maniktala, Kolkata 700054, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**

AND

M/S. DVA DEVELOPERS & PROMOTERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at "Gangotri Apartment", Purbachal, Teghoria, Jhowtala Road, Kolkata - 700157 represented by its Director namely **MR. SANDEEP KUMAR VIDYARTHI** (having PAN No. ADRPV3036H), Son of Mr. Dwarika Prasad Vidyarthi, By Faith Hindu, By Nationality Indian, By Occupation Business, residing at "Gangotri Apartment", Purbachal, Teghoria, Jhowtala Road, Kolkata - 700157, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART**

WHEREAS one Kirti Chandra Khan was absolutely seized and possessed of or otherwise well sufficiently entitled to and possessed in khas possession of the land measuring 0.37 decimals be a little more or less, lying and situated at Mouza - Doharia, Village - Methopara (South) under P.S. - Barasat, in the District - North 24 Parganas.

AND WHEREAS the said Kirti Chandra Khan, sold, transferred and conveyed the aforesaid entire land measuring 0.37 decimals be a little more or less, lying and situated at Mouza - Doharia, Village - Methopara (South, P.S. - Barasat, in the District - North 24 Parganas, out of his possession to Sri Samar Chandra Khan, against valuable consideration, and the said deed of Conveyance was duly registered with the office of the DSR Barasat on 30th July, 1957 and therein recorded in Book No. 1, Volume No. 69, Pages 210 to 211, Being No. 7142 for the year 1957.

AND WHEREAS the said Samar Chandra Khan, sold, transferred and conveyed "Danga" land measuring 0.22 Decimals (equivalent to Thirteen Cottahs Twelev Chittacks Thirty two Square Feet) be a little more or less, in C.S. Dag No. 1266, J.L. No. 45, Re Sa No. 132, Touzi No. 146, under Khatian No. 903, lying and situated at Mouza - Doharia, P.S. - Barasat, in the District North 24 Parganas and land measuring 0.15 decimals (equivalent to Nine Cottahs Five Chittacks Forty two square feet) be a little more or less, in C.S. Dag No. 1268, J.L. No. 45, Re. Sa. No. 132, Touzi No. 146, under Khatian No. 903, lying and situated at Mouza - Doharia, P.S. Barasat, in the District North 24 Parganas, to Smt. Mamata Banerjee, wife of Sri Rabindranath Banerjee, against valuable consideration, and the said Deed of

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Conveyance was duly registered with the office of the SR Barasat on 7th February, 1962 and therein recorded in Book No. 1, Volume No. 26, Pages 1 to 5, Being 1394 for the year 1394 for the year 1962.



AND WHEREAS by the strength of registered Deed of Conveyance, which was duly registered with the office of S.R. Barasat on 13th August, 1963 and therein recorded in Book No. 1, Volume No. 106, Pages 237 to 239, Being No. 11070 for the year 1963 and the said Smt. Mamata Banerjee, further purchased and became the absolute owner of measuring 0.05 Decimals (equivalent to Three Cottahs Three Chittacks Nine square feet) be a little more or less in part of C.S. Dag No. 1267, J.L. No. 45, Re. Sa. No. 132, Touzi No. 146, under Khatian No. 276, lying and situated at Mouza - Doharia, P.S. - Barasat, in the District North 24 Parganas, from Smt. Gani Bibi Mondal, wife of Late Jailal Mondal, against valuable consideration, who was the previous owner of the above mentioned plot of land.

AND WHEREAS while seized and possessed of the aforesaid plots of land, said Smt. Mamata Banerjee, sold, transferred and conveyed total land measuring 06 (six) Cottahs 24 (twenty four) square feet be a little more or less, out of which 02 (two) Cottahs 13 (thirteen) Chittacks 15 (fifteen) square feet be a little more or less, in C.S. Dag No. 1266, under Khatian No. 903 and the land measuring 03 (Three) Cottahs 03 (Three) Chittacks 09 (nine) square feet be a little more or less, in C.S. Dag No. 1267 under Khatian No. 276, and lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa. No. 132, Touzi No. 146, P.S. Barasat, in the District North 24 Parganas, out of her possession, to Dinesh Chandra Sen Gupta, against valuable consideration and the said Deed of Conveyance was duly registered with the office of the SR Barasat on 09th November, 1968 and therein recorded in Book No. 1, Volume No. 143, Pages 205 to 209, Being No. 12730 for the year 1968.

AND WHEREAS thereafter Smt. Mamata Banerjee, executed a Deed of lease in favour of Shri Barun Kumar Halder for 22 (Twenty Two) years, commencing from 1st March 1976, for her remaining land measuring total 01 Bigha 05 Chittacks 14 Square feet with old and dilapidated structures, total built up area measuring about 5000 square feet, out of which land with "Maurashi Mokrari Rayati rights" measuring 10 Cottahs 15 Chittacks 17 square feet together with sheds, office rooms and guard (Durwan's) Quarters and privy being portion of C.S. dag No. 1266 under Khatian No. 903 and also adjacent land with "Rayati Sthitiban rights" measuring 09 Cottahs 05 Chittacks 42 square feet together with the building and Guard (Durwan's) Quarters in C.S. Dag No. 1268 under Khatian No. 903 and also adjacent land with "Rayati Sthitiban rights" measuring 09 Cottahs 05 Chittacks 42 square feet together with the building and Guard (Durwan's) Quarters in C.S. Dag No. 1268 under Khatian No. 904, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa. No. 132, Touzi No. 146, Ward No. - 15, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No. 17, at Village - Methopara (South) under P.S. Barasat, in the District North 24 Parganas, out of her

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possession and the said Deed of Lease was registered with the office of the Registrar of Assurance at Calcutta on 01st March, 1976 and therein recorded in Book No. 1, Volume No. 58, Pages 176 to 186, Being No. 1302 for the year 1976.



AND WHEREAS the said Lessor therein, namely Smt. Mamata Banerjee and the said lessee therein, namely Shri Barun Kumar Halder of the said Deed of Lease vide Deed no. 01302 for the year 1976, mutually terminated the abovementioned lease and thereafter the said Smt. Mamata Banerjee on 16th December, 1991, granted a fresh lease for 25 (twenty-five) years commencing from 16th December, 1991, for her remaining land measuring total 01 Bigha 05 Chittaks 14 square feet along with structures, subject to terms and conditions as mentioned in the said Deed of Lease, dated 16th December 1991, in favour of M/s Halder Glass & Silicate Pvt. Ltd., a company incorporated under the Companies Act 1956, being represented by its Director Shri Barun Kumar Halder, and the said Deed of Lease was duly registered on 01st December, 1991, with the office of Registrar of Assurance at Calcutta and therein recorded in Book No. 1, Volume No. 305 Pages 485 to 504, Being No. 17127 for the year 1991.

AND WHEREAS the said lessor therein, namely Smt. Mamata Banerjee and the said lessee therein, namely M/s. Halder Glass & Silicate Pvt. Ltd. of the said Deed of lease vide Deed no. 17127 for the year 18991, mutually terminated the above mentioned Deed of lease by a letter of surrender, dated 31st January, 2000 (As per the clause mentioned in the said Deed of Lease vide Deed No. 17127 for the year 1991), and the said Surrender of lease came into effect from 31st July, 2000.

AND WHEREAS thereafter Smt. Mamata Banerjee, wife of Sri Rabindra Nath Banerjee, resident of Premises No. 12/2A, Northern Avenue, Police Station - Chitpur, Calcutta, was the absolute seized and possessed of or otherwise well and sufficiently entitled to the land measuring total 01 Bigha 05 Chittaks 14 square feet with old and dilapidated structures, total built up area measuring about 5000 square feet out of which 10 Cottahs 15 Chittaks 17 square feet land in C.S. Dag No. 1266 under Khatian No. 903 and 09 Cottahs 05 Chittaks 42 Square feet land in C.S. Dag No. 1268 under Khatian No. 904, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa. No. 132, Touzi No. 146, Ward No. -15, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No. - 17, at Village - Methopara (South) under P.S. Barasat, in the District North 24 Parganas.

AND WHEREAS the said Smt. Mamata Banerjee sold, transferred and conveyed the aforesaid entire land measuring 01 Bigha 05 Chittaks 14 square feet (Actual physical measurement containing an area of 19 Cottahs 03 Chittacks with old dilapidated structures, total built up area measuring about 200 square feet be a little more or less) out of which 10 Cottahs 15 Chittaks 17 square feet (Actual physical measurement containing an area of 10 Cottahs 10 Chittaks 21 square feet, be a little more or less) land in C.S. Dag No.1266 under Khatian No. 903 and 09 Cottahs 05 Chittaks 42 square feet (Actual physical measurement containing an area of 08 Cottahs 08 Chittaks 24 Square Feet, be a little more or less) land in C.S.

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dag No. 1268 under Khatian No. 904, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa. No. 132, Touzi No. 146, A.D.S.R.O. Barasat within the local limit of Madhyamgram Municipality, at Village - Methopara (South) under P.S. Barasat in the District North 24 Parganas, against valuable consideration to (1) Sri Arun Kumar Halder, (2) Sri Barun Kumar Halder, (3) Sri Alope Kumar Halder, (4) Sri Tilok Kumar Halder, (5) Sri Debabrata Halder, (6) Sri Subrata Halder, and the said Deed of Conveyance was duly registered with the office of the Assurance - II Kolkata on 14th August 2000 and therein recorded in Book No. 1, Volume No. 1, Pages 1 to 19, Being No. 01421 for the year 2003.

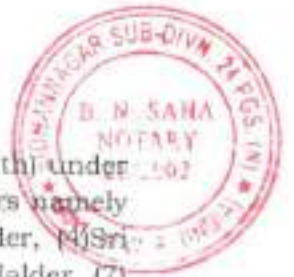
AND WHEREAS while seized and possessed of the aforesaid plot of land measuring in actual physical measurement and area of 19 Cottahs 03 Chittacks with old dilapidated structures, total built up area measuring about 200 square feet be a little more or less, by virtue of the said Deed of Conveyance vide Deed no. 01421 for the year 2003, one of the said joint owners namely Arun Kumar Halder, died intestate on 28th January, 2009, leaving behind his surviving wife namely Smt. Durga Halder and two sons namely Shri Koushik Halder and Shri Koustav Halder, as his legal heirs and successors in interest under the Hindu Succession act, 1956.

AND WHEREAS thereafter the above mentioned (1) Smt. Durga Halder, (2) Shri Koushik Halder, (3) Shri Koustav Halder, (4) Sri Barun Kumar Halder, (5) Sri Alope Kumar Halder, (6) Sri Tilok Kumar Halder, (7) Sri Debabrata Halder, (8) Sri Subrata Halder and (9) Sri Susanta Halder became the joint holders of the aforesaid property measuring in actual physical measurement an area of 19 Cottahs 03 Chittacks with old dilapidated structures, total built up area measuring about 200 square feet be a little more or less, out of which 10 Cottahs 10 Chittaks 21 Square Feet, be a little more or less land in C.S. Dag No. 1266 under Khatian No.903 and 08 Cottahs 08 Chittaks 24 square feet, be a little more or less land in C.S. Dag No.1268 under Khatian No. 904, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa.No. 132, Touzi No. - 146, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality at Village - Methopara (South) under P.S. Barasat, in the District North 24-Parganas, and thereafter the aforesaid 09 joint owners herein mutated their names in the records of the Madhyamgram Municipality in respect of the above mentioned lands and structures and the said Municipality has assessed the total land as Methopara (South) as Municipal Hojding No. 17 in Ward No. 15 of Madhyamgram Municipality.

AND WHEREAS while seized and possessed of the aforesaid property measuring in Actual physical measurement an area of total 19 Cottahs 03 Chittacks with old dilapidated structures, total built up area measuring about 200 square feet be a little more or less, out of which 10 Cottahs 10 Chittaks 21 Square Feet, be a little more or less land in C.S. Dag No. 1266 under Khatian No.903 and 08 Cottahs 08 Chittaks 24 square feet, be a little more or less land in C.S. Dag No.1268 under Khatian No. 904, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa.No. 132, Touzi No. 146, Ward No. 15, A.D.S.R.O. Barasat, within the local limit of

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Madhyamgram Municipality, Holding No. 17, at Village - Methopara (South) under P.S. Barasat, in the District North 24-Parganas, the aforesaid joint owners namely (1) Smt. Durga Halder, (2) Shri Koushik Halder, (3) Shri Koustav Halder, (4) Sri Barun Kumar Halder, (5) Sri Alope Kumar Halder, (6) Sri Tilok Kumar Halder, (7) Sri Debabrata Halder, (8) Sri Subrata Halder and (9) Sri Susanta Halder sold, transferred and conveyed the aforesaid entire land to Smt. Snehalata Saraf, wife of Sri Pramod Kumar Saraf, Shri Sonit Saraf, and Shri Arpit Saraf, both sons of the said Shri Pramod Kumar Saraf, against valuable consideration by two Registered Deed of Conveyance registered in the office of ADSR Barasat on 3rd January, 2013 which are as follows:

Sl. No.	Area	R.S. Dag No.	R.S. Khatian No.	Details of Deed of Conveyance
01	10 Cottahs 10 Chittaks 21 Square Feet	1266	903	Book No. 1, CD Volume No. 1, Pages 1226 to 1247, being No. 00079 for the year 2013
02	08 Cottahs 08 Chittaks 24 Square Feet	1268	904	Book No. 1, CD Volume No. 1, Pages 1248 to 1269, being No. 00080 for the year 2013

AND WHEREAS by virtue of the abovementioned two Deeds of Conveyance vide Deed Nos. 00079 and 00080 for the year 2013 and the said Smt. Snehalata Saraf, Sri Pramod Kumar Saraf and Shri Sonit Saraf became owners of ALL THAT piece and parcel of Danga land measuring an area of total 19 Cottahs 03 Chittaks with old and dilapidated structures, total built up area measuring about 200 square feet be a little more or less, out of which 10 Cottahs 10 Chittaks 21 Square Feet with old and dilapidated structures, total built up area measuring about 100 square feet, be a little more or less land in C.S. Dag No. 1266 under Khatian No. 903 and 08 Cottahs 08 Chittaks 24 Square Feet with old and dilapidated structures, total built up area measuring about 100 square feet, be a little more or less land in C.S. Dag No. 1268 under Khatian No. 904, lying and situated at Mouza - Doharia, J.L. No. 45, Re.Sa. No. 132, Touzi No. 146, Ward No. - 15, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No. 17, at Village - Methopara (South) under P.S. Barasat, in the District North 24-Parganas.

AND WHEREAS one Afan Ali Mondal alias Arfan Ali Mondal was the absolute owner of 25 decimals and in C.S. Dag No. 1262, 15 Decimals land in C.S. Dag No. 1263 and 11 Decimals of land in C.S. Dag No. 1265 under R.S. Khatian No. 25,

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lying and situated at Mouza - Doharia, J.L. No. 45, Touzi No. 146, under A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, P.S. Barasat, in the District North 24-Parganas along with the various properties.

AND WHEREAS while seized and possessed of the aforesaid property measuring 25 Decimals land in C.S. Dag No. 1262, 15 Decimals land in C.S. Dag No. 1263 and 11 Decimals of land in C.S. Dag No. 1265, under R.S. Khatian No. 25, lying and situated at Mouza - Doharia, J.L. No. 45, Re.Sa. 132, Touzi No 146, under A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, P.S. Barasat, in the District North 24 Parganas along with other various properties, the said Afan Ali Mondal alias Arfan Ali Mondal, died intestate, leaving behind him, his only surviving son namely Ajit Ali Mondal and two daughters namely Sayera Bibi and Banu Bibi, as his legal heirs and successors in interest under the Mohammedan Law.

AND WHEREAS the said Ajit Ali Mondal, son of Late Afan Ali Mondal alias Arfan Ali Mondal, died intestate, leaving behind him, his surviving wife namely Anjaman Bibi, three son namely Abed Ali, Jafar Ali and Sahar Ali and three daughters namely Amiran Bibi, Aklima Bibi, and Chalma Bibi, as his legal heirs and successors in interest under the Mohammedan Law.

AND WHEREAS the said Banu Bibi, daughter of Late Afan Ali Mondal alias Arfan Ali Mondal, died intestate, leaving behind her, surviving only son namely Abdul Rahman, as her legal heir and successor in interest under the Mohammedan Law.

AND WHEREAS the aforesaid Sayera Bibi, daughter of Late Afan Ali Mondal alias Arfan Ali Mondal, sold, transferred and conveyed her total share of land measuring 10. Decimal over the aforesaid entire land measuring 06.25 Decimals land out of 25 Decimals land in C.S. Dag No. 1262 and 03.75 Decimals land out of 15 Decimals land in CS. dag No.1263 under R.S. Khatian No.25, lying and situated at Mouza- Doharia, J.L. No. 45, Re.Sa. No 132, Touzi No. 146, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality at Village- Methopara (South) Under P.S. Barasat, in the District North 24- Parganas, against valuable consideration to (1) Abed Ali, (2) Jafar Ali, (3). Sahar Ali, all sons of Late Ajit Ali Mondal, and the said Deed of Conveyance was duly registered with the office of the ADSR Barasat on 27th April:2007 and therein recorded in Book No.1, C.D. Volume No. -1, Pages: 19224 to 19234, being No 01246 for the year 2008.

AND WHEREAS by a Deed of Gift on 17th July 2008 Amiran Bibi, Aklima Bibi and Chalma Bibi, all daughters of Late Ajit Ali Mondal, transferred and conveyed their total shares of land measuring 05.85 Decimal over the aforesaid entire land measuring 03.65 Decimals land out of 25 Decimals land in C.S. dag No. 1262 and 02.20 Decimals land out of which 15 Decimals' land in C.S. Dag No 1263 under R.S. Khatian No 25, lying and situated at Mouza- Doharia, J.L. No. 45, Re.Sa. No 132, Touzi No 146, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, at Village -Methopara (South) under P.S. Barasat in the District north 24- Parganas to (1) Abed Alli, (2) Jafar Ali, (3) Sahar Ali, all sons of Late Ajit Ali Mondal, and the said Deed of Gift was duly registered with the office of the ADSR Barasat on 17th July 2008 and therein recorded in Book No.1, C.D. Volume No. 4, Pages 13888 to 13899, being No 05218 for the year 2008.

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AND WHEREAS the above mentioned Abdul Rahman, son of Late Banu Bibi, sold, transferred and conveyed his total share of land measuring 12.75 Decimals over the aforesaid entire land measuring 06.25 Decimals land out of 25 Decimals land in C.S. Dag No 1262, 03.75 Decimals land out of 15 Decimals land in C.S. Dag No.1263 and 02.75 Decimal, land - out of 11 Decimals land in C.S. Dag No. 1265 under R.S. Khatian No 25, lying and situated at Mouza -Doharia, J.L. No. 45, Re.Sa. No 132, and 139, Touzi No 146, A.D.S.R.O. Barasat, within the local limits of Madhyamgram Municipality at Village -Methopara (South) under P.S, farasat, in the District North 24-Parganas, against valuable consideration to (1) Abed Ali, (2) Jafar Ali, (3) Sahar Ali, all sons of Late Ajit Ali Mondal, and the said Deed of Conveyance was duly registered with the office of the ADSR Barasat on 28th August 2007 and therein recorded in Book No.1, C.D. Volume. No-1, Pages 19514 to 19525, Being No .01267 for the year 2008.

AND WHEREAS thus by virtue of the above mentioned Deeds of transfer vide Deed Nos. - 01246/2008, 05218/ 2008 and 01267/2008, out of the nine co-sharers and by way of inheritance with aforesaid (1) Abed. Ali, (2) Jafar Ali, (3) Sahar Ali, all sons of Late Ajit Ali Mondal along with another co-sharer namely (4) Anjama Bibi, wife of Late Ajit Ali Mondal, become the co-owners of the aforesaid property measuring 44.43 (Forty- four point four three) Decimals of land out of which 25 Decimals land in C.S. dag No. 1262, 15 Decimals land in C.S Dag No. 1263 under R.S. Khatian No. 25 and 04.43 decimals land on C.S, Dag No. 1265 under R.S. Khatian No. 25, lying and situated at Mouza - Doharia, J.L. No. 45, Re.Sa. No 132 and 139, Touzi No. 146, under A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, holding No. 20/A, 20/B, 20/D, & 189/A Ward No. 15 P.S. Barasat, in the District North 24- Parganas.

AND WNEREAS while seized and possessed of the aforesaid land measuring 25 Decimals land in C.S. Dag No. 1262, 15 Decimals land in C.S. Dag No. 1263 and 04.43 Decimals land in C.S. Dag No. 1265, under R.S. Khatian No. 25, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa. No. - 132 and 139, Touzi No. - 146, under A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding Nos. 20/A, 20/B, 20/f & 189/A, Ward No. - 15, P.S - Barasat, in the District North 24 Parganas, the aforesaid joint owners namely (1) Abed Ali, (2) Jafar Ali, (3) Sahar Ali & (4) Anjama Bibi sold, transferred and conveyed the aforesaid entire land to the said PRAMOD KUMAR SARAF, son of Shri Parmeshwar Lal Saraf, SONIT SARAF and ARPIT SARAF, against valuable consideration by five Registered Deeds of Conveyance registered in the office of ADSR Barasat on 3rd January, 2013, 10th March, 2014 and 5th June, 2014 which are as follows: -

Sl. No.	Name of Vendors	Area	R.S. Dag No. & Khatian No.	Date of Registry	Detail of Deed of Conveyance
01	Abed Ali, Jafar Ali, Sahar Ali	07 Cottahs 10 Chittaks 00 Square Feet (100 square feet "Kancha"	1262 & 1263 R.S.	19/09/2013	Book No. 1, C.D. Volume No. 26, Pages 977 to 1002, Being No.

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		structure thereon)	Khatian - 25		06083 for the year 2013
02	Abed Ali, Jafar Ali, Sahar Ali	06 Cottahs 00 Chittaks 36 Square Feet (100 square feet "Kancha" structure thereon)	1262 & 1263 R.S. Khatian - 25	19/09/2013	Book No. C.D. Volume No. 26, Pages 1003 to 1028, Being No. 01783 for the year 2014
03	Abed Ali, Jafar Ali, Sahar Ali	03 Cottahs 08 Chittaks	1262 & 1263 R.S. Khatian - 25	10/03/2014	Book No. 1, C.D. Volume No. 11, Pages 2599 to 2628, Being No. 01783 for the year 2014
04	Abed Ali, Jafar Ali, Sahar Ali & Anjaman Bibi	07 Cottahs 00 Chittaks 29 Square Feet	1262 & 1263 R.S. Khatian - 25	10/03/2014	Book No. 1, C.D. Volume No. 11, Pages 2629 to 2660, Being No. 01784 for the year 2014
05	Abed Ali, Jafar Ali, Sahar Ali	01 Cottahs 12 Chittaks 00 Square Feet	1265 R.S. Khatian - 25	05/06/2014	Book No. 1, C.D. Volume No. 26, Pages 2085 to 2108, Being No. 04308 for the year 2014

AND WHEREAS by virtue of the aforesaid five Deeds of Conveyance vide Deed Nos. 06083/2013, 06084/2013, 01783/2014, 01784/2014 and 04308 /2014 the said PRAMOD KUMAR SARAF, SONIT SARAF, and ARPIT SARAF became the owners of ALL THAT piece and parcel of Danga land measuring an area of total 01 Bigha 05 Cottahs 15 Chittaks 20 Square Feet with old and dilapidated structures, total built up area measuring about 200 Square Feet be a little more or less of land out of which 25 Decimals land in C.S. Dag No. 1262, 15 Decimals land in C.S. Dag No. 1263 under R.S. Khatian No. 25 and 01 Cottah 12 Chittaks 00 Square Feet land out of 11 Decimals land in C.S. Dag No. 126, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa. No. - 132 and 139, Touzi No. - 146, under A. D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No. 20/B/1, 20/A/1, 20/D/1 & 189/A/1 and 20/B/2, Ward No. - 15 (old) 17 (New). P.S.-Barasat, in the District North 24 Parganas.

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AND WHEREAS by virtue of the aforesaid seven Deeds of Conveyance vide Deed Nos. 00079/2013, 00080/2013, 06083/2013, 06084/2013, 01783/2014, 01784/2014 and 04308/2014, the Owners, herein namely (1) PRAMOD KUMAR SARAF (2) SNEHLATA SARAF (3) SONIT SARAF and (4) ARPIT SARAF became the absolute joint owners of ALL THAT piece and parcel of Danga land measuring an area of total 2 Bigha 05 Cottahs 02 Chittaks 20 Square Feet with old and dilapidated structures, total built up area measuring about 200 Square Feet, be a little more or less of land out of which:

- I. 10 Cottahs 10 Chittaks 21 Square Feet with old and dilapidated structures, total Built up area measuring about 100 Square Feet, be a little more or less in C.S. Dag No. 1266 under Khatian No. 903,
- II. 08 Cottahs 08 Chittaks 24 Square Feet with old and dilapidated structures, total built up area measuring about 100 Square Feet, be a little more or less in C.S. Dag No. 1268 under Khatian No. 904,
- III. 25 Decimals, be a little more or less in C.S. Dag No. 1262 under Khatian No. 25,
- IV. 15 Decimals, be a little more or less in C.S. Dag No. 1253 under Khatian No. 25 and,
- V. 01 Cottah 12 Chittaks, Square Feet be a little more or less in C.S. Dag No. 1265, under R.S. Khatian No. 25, lying and situated at Mouza - Doharia, J.L. No. 45, Re.Sa. No.-132 and. 139, Touzi No. - 146, Ward No. 15(old), New 19, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding Nos. 17, 17/1, 20/A/1, 20/B/1, 20/0/1 & 189/A/1, 20/B/2 at Village - Methopara (South). Under P.S. - Barasat, in the District - North 24 Parganas.

AND WHEREAS thereafter the owners herein applied to the Madhyamgram Municipality for amalgamation of the seven individual plots of land into one holding and the said Municipality has amalgamated the said plot of land being Municipal Holding No. 17 on 21.06.2014 situated at Mouza - Doharia, Methopara (south).

AND WHEREAS the owners herein also mutated their names in the record of B L & LRO, Barasat.

AND WHEREAS by virtue of aforesaid the Owners herein got seized and possessed of absolute joint owners of **ALL THAT** piece and parcel of "Danga" land measuring a total area of 2 Bighas, 05 Cottahs, 02 Chittacks and 20 Square Feet more or less with structures thereon situated and lying at and being Holding No.17 at Mouza - Doharia in Village - Methopara under P.S. Barasat within the jurisdiction of Madhyamgram Municipality, under the Jurisdiction of A.D.S.R.O. Barasat, District North 24 Parganas comprised in J.L.No. 45, Re. Sa. No. 132 and 139, Touzi No. 146, C.S. Dag No.1266 under Khatian No. 903, C.S. Dag No.1268 under Khatian No. 904, C.S. Dag No. 1262, C.S. Dag No. 1263, C.S Dag No. 1265 under R.S Khatian No. 25 (hereinafter referred to as "**the said Premises**") and more fully mentioned in the "SCHEDULE hereunder written) free from all encumbrances.

AND WHEREAS By an Oral understanding held between the parties herein, the Owners herein had appointed the Developer herein to develop the said premises on

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the terms and conditions agreed between them but for some reason such agreed terms whereof was not reduced in writing till date.

AND WHEREAS pursuant to the agreed terms and conditions, the Developer had got a Plan Sanctioned by Madhyamgram Municipality being Sanction No. 740/MM/2014-15 dated 09.07.2014 in the name of the Owners and took over vacant and peaceful possession of the said premises from the Owners permitting itself to develop the said premises as per the sanctioned plan.

AND WHEREAS pursuant to the agreed terms and conditions, the Developer commenced/started the construction of building/s on the said premises as per the Sanctioned Plan and as per the Specifications mentioned in this Agreement and till date have raised the super structure of two new buildings on the said premises.

AND WHEREAS since the parties hereto did not enter into a written agreement till date, now the parties hereto have decided to record their agreed terms and conditions between them under this Agreement to avoid any future complexities and betterment, smooth functioning of the ongoing project.

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed and declared by and between the Owner and the Developer as follows :

ARTICLE - 1

DEFINITIONS

1.1 **"the BUILDINGS"** - shall mean and include the proposed cluster of buildings and other areas and spaces to be erected in or upon the land comprised in the said premises as per the said sanctioned plan, and as per renewal/extension, revision or modification of the said sanctioned plan to be done by the owners and the developer to complete the project.

1.2 **"DEVELOPER"** shall mean and include the said **M/S DHARITRI INFRAVENTURE PVT. LTD.**, and its successor or successors-in-interest and/or permitted assigns.

1.3 **"OWNERS"** - shall mean, and include the said (1) SRI PRAMOD KUMAR SARAF (2) SMT SNEHLATA SARAF (3) SRI SONIT SARAF and (4) SRI ARPIT SARAF and their respective heirs, successors, executors, administrators, legal representatives and assigns.

1.4 **SALEABLE SPACE** : Shall mean the space in the new building available for independent use and occupation by the developer after making due provisions for common facilities and space required thereof and after providing the Owners' and the Agreement's allocation.

1.5 **THE PROPERTY**: shall mean and include and being Holding. No.17 at Mouza - Doharia in Village - Methopara under P.S. Barasat within the Jurisdiction of Madhyamgram Municipality, District North 24 Parganas having a total area of 2 Bighas, 05 Cottabs, 02 Chittacks and 20 Square Feet more or less together with super structure thereon and more fully and particularly described in the Schedule hereunder written.

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1.6 **THE PROJECT:** shall mean and include the cluster of buildings and other areas and spaces to be erected in or upon the land comprised in the said premises as per the said sanctioned plan and as per renewal/extension, revision or modification of the said sanctioned plan and to be called "**DHARITRI TITANIUM**".

1.7 **OWNERS' ALLOCATION:** On completion of proposed new buildings (as per sanctioned plan to be extended and/or revised) shall mean and include undivided ownership of **41%** of the total built-up area of the new building and; the: proportionate car parking spaces: including the common facilities and like undivided proportionate share in the land comprised in the said Premises, shall absolutely belong to the Owners herein. In the event of any additional sanction vertically or horizontally, the Owners shall be entitled to 41% of the built-up area of such additional sanction

1.8 **DEVELOPER'S ALLOCATION:** On completion of proposed new buildings as per sanctioned plan to be extended and/or revised shall mean and include the undivided ownership of the remaining 59% of the total built-up area of the new building and the proportionate car parking spaces including the common facilities and like undivided proportionate share in the land comprised in the said Premises, shall absolutely belong to the Developer herein.


1.9 **BUILDING PLAN:** Will mean the said Sanctioned plan being No. 740/MM/2014-15 dated 09.07.2014 issued by Madhyamgram Municipality and shall include the renewal/extension, modifications and/or additions and/or alterations thereto as may be necessary and/or required from time to time.

1.10 **TRANSFER:** With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in building to purchase thereof although the same may not amount to a transfer in law without causing in any manner inconvenience or disturbance to the Owners.

1.11 **TRANSFeree:** Shall mean a person, firm, limited company, LLP, and association of persons to whom any space in the proposed new building will be transferred.

1.12 **TIME:** Shall mean the construction shall be completed within 24 (twenty-four) months from the date of renewal/extension of validity of the building plan by the Competent Authority.

1.13 **WORDS:** Importing singular shall include plural and vice-versa and the words importing, masculine gender shall include feminine and vice-versa and similarly words importing neutral gender shall include masculine and feminine genders.


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ARTICLE - II

INTERPRETATIONS

- 2.1 Any reference to a statute shall include any statutory extension or modifications, re-enactment of such statute and any rules, regulations, bye-laws or orders made thereunder.
- 2.2 Any covenant by the Developer and/or the Owners to act or to do anything shall be deemed to include their respective obligations to perform the said act or thing to be done.
- 2.3 Singular number shall include plural and vice-versa.
- 2.4 The heading shall not form part of this Agreement and have been given only for the sake of convenience and shall not be taken into account for the purpose of construction or interpretation of this Agreement.

ARTICLE - III

DATE OF COMMENCEMENT

- 3.1 This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

ARTICLE - IV

OWNERS' REPRESENTATIONS

The Owners have represented to the Developer as follows:

- 4.1 The Owners are the absolute bonafide undisputed owners of the property.
- 4.2 The property is free from all encumbrances, charges and liabilities.
- 4.3 The owners' names are mutated in the records of the BL&LRO and Madhyamgram Municipality
- 4.4 There is no impediment of a nature whatsoever for the Owners to entrust the development of the property.
- 4.5 The Owners shall-render its best co-operation and assistance to the Developer in the matter of development of the property and/or the construction of the buildings.

ARTICLE - V

DEVELOPER'S REPRESENTATIONS AND UNDERTAKINGS

- 5.1 The Developer shall carry out the work of ongoing development of the property and/or ongoing construction of the entire buildings:

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- i) At its own costs and expenses which includes the revision and/or extension of building plan costs, entire development costs towards development, construction and till completion of the building and other expenses including legal incurred by the Developer including the Architect's fee and other allied expenses relating to the constructions of the buildings except those specifically otherwise provided herein;
 - ii) as per the provisions contained in this Agreement.
- 5.2 The Developer shall ensure that the standards of construction, finish and general appearance of the buildings and the materials and fittings to be used in the construction of the said buildings shall be of good quality.

ARTICLE - VI

"MUTUAL COVENANTS"

- 6.1 The Developer shall be entitled to get the sanctioned plan revalidated/renewed and/or submit revised plans to the Madhyamgram Municipality or any other Competent Authority in the name of the Owners and all costs, charges and expenses incurred thereof shall be paid borne and discharged by the Developer only.
- 6.2 The Owners shall subject to performance by the Developer of its obligations sign and execute, if required, at the costs of the Developer herein, deliver to the Developer all revised plans, sketches, designs, lay-outs, maps, specifications, applications, declarations, affidavits and other documents, papers and writings as may from time to time be necessary or required by the Developer for obtaining any necessary modifications and/or revisions and/or necessary changes to or renewal of the said sanctioned plan for construction of the said buildings.
- 6.3 The Owners hereby agree that they shall execute such proper Power of Attorney in favor of the Developer from time to time restricted to renewal of sanctioned plan, revision or modification of sanctioned plan, sketches, designs, layouts, maps, specifications, applications, declarations, affidavits and other papers and documents and signing thereof for, on behalf and in the name of the Owners, submission of such building plan to the concerned authorities, making representations, obtaining of such renewal/sanction or permissions and approvals and making deposits and payments to the concerned authorities and proceeding with the ongoing construction of the buildings in and upon the property.
- 6.4 The Developer shall be entitled to mortgage or charge its entitlement being the Developer's Allocation in favour of Banks and/or Financial Institutions for the purpose of financing the construction of the

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buildings on the property. The Owners will assist and co-operate with the Developer in this regard and shall have no personal liability as to the same or any portion thereof.

- 6.5 The Owners agree to transfer to the Developer and/or its nominee or nominees undivided share or interest of the Developer's Allocation on the terms and conditions that may be entered into by and between the Developer and its nominee/nominees. Provided that the terms and conditions that may be agreed upon by and between the Developer and its nominee/nominees shall not be contradictory to or inconsistent with the terms provided herein. The owners agree to execute and register proper deed of transfers/conveyance in respect of the developer's allocation to the developer and / or its nominee/nominees from time to time as may be required by the developer.
- 6.6 All matters, litigations etc. by any third party out of anything done or omitted to be done by the developer and/or its agents under this agreement shall be defended by the developer for and on its own behalf and on behalf of the owners at the costs of the developer alone. Provided that in the event of such matters or litigation arising out of anything done or omitted to be done by the owners, the owners shall bear and pay the costs and expenses thereof.
- 6.7 Taking into account the total area of the land comprised in the property, the developer shall be entitled to construct, erect and complete cluster of buildings on the property consisting of several self-contained flats/apartments/constructed spaces/car parking spaces capable of being held and/or enjoyed independently as finally sanctioned by the Madhyamgram Municipality.
- 6.8 The developer shall be entitled to use the appointed and/or fresh appoint at its own costs and expenses contractor/ contractors/ sub-contractors and labourers for the construction and completion of the buildings or any portion thereof either wholly or department-wise or job-wise or on piecemeal basis and all payment liabilities and dues payable to such contractor/sub-contractor or labourers shall be borne and paid by the developer only being the part of contraction and development costs, however there will no privity of contract between the owners and any such contractor/sub-contractor or labourers and that the developer shall be solely responsible to deal with the same.
- 6.9 The owners hereby agree and covenant with the developer not to let out grant lease mortgage, encumber and/or charges the plot of land or any portion thereof till the purpose of this agreement is fully satisfied.
- 6.10 The owners undertake the during the continuance of this agreement they shall not enter into any development or sale agreement with the third party about the said property or any part thereof but the owners

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shall have every right to enter into an agreement for sale in respect of the owner's allocation.

- 6.11 That the owners are not liable or responsible for any dispute between the developers and the intending purchasers of developer's allocation and if the said land be affected due to the said dispute in that case the developers are liable to compensate for the same.
- 6.12 Notwithstanding anything contained in this agreement, the owners or their authorized representative (s) hereby reserve the right to be consult, supervise and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the construction of the said building. The developer cannot enter into any development agreement with a third party pertaining to aforesaid premises. Neither can the developer pass on the development agreement right to a third party, if the right and interest of the ownr is put at risk of flouted by the developer, the owner will be entitled to legal remedies and compensation vise -versa.

ARTICLE - VII

COST OF CONSTRUCTIONS

- 7.1 The entire costs of construction of the buildings to be constructed on the property including the area falling to the share of the owners shall be borne by the developer only such costs shall include the renewal of sanctioned plan, costs of all services, amenities, fittings and fixtures and all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the architect and engineers in respect of athe construction and costs for the purpose of obtaining various sanctions /licenses.

ARTICLE - VIII

SPACE ALLOCATION

- 8.1 In consideration of the owner having agreed to grant the exclusive right of development in respect of the property and in further con side ration of the developer having agreed to incur all costs, charges and expenses as herein contained for the purpose of construction of the building(s) it is agreed that out of the total saleable area, the undivided ownership of **41%** of the total built-up area of the new building and the proportionate car parking spaces including the common facilities and like undivided proportionate share in the land comprised in the said premises shall absolutely belong to the owners herein and similarly the undivided ownership of the remaining 59% of the total built-up area of the new building and the proportionate car parking spaces including the common facilities and lake undivided

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proportionate share in the land comprised in the said premises shall belong absolutely of the developer.

- 8.2 It is hereby agreed that till such time the demarcation of the allocation happens between the owners and the developer herein, the entire saleable space shall be held jointly by the parties hereto each having undivided ownership in the ratio of 41.59 and both the parties hereto shall jointly enter into agreements for sale or otherwise deal with the same jointly for mutual benefits and shall sign and execute and register such deeds, instruments and documents in favour of intending acquirers and all moneys received in respect thereof shall belong absolutely to the owners and the developer in the said ratio i.e. 41.59 and both the parties shall jointly have the rights and powers in respect of such sale, transfer or disposal of their joint allocation.
- 8.3 It is hereby agreed that once the demarcation of the allocation in the new proposed buildings is recorded in writing between the parties hereto the owners allocation shall become the absolute property of the owners and the owners shall be entitled to enter into agreement for sale or otherwise deal with the same in any manner without any concurrence or consent of the developer and the developer shall sign and execute and register such deeds instruments and documents as confirming party or otherwise and all moneys received in respect thereof shall belong absolutely to the owners and the developer shall have no right, title, interest claim or demand of whatsoever nature over and in respect thereof and the developer shall not interfere with the owner's rights and power in respect of such sale transfer or disposal of the owners' allocation.
- 8.4 Subject to the provisions herein similarly it is hereby agreed that once the demarcation of the allocation in the new proposed building in recorded in writing between the parties hereto the developer's allocation shall belong and shall become the absolute property of the developer and the Developer shall be entitled to enter into agreements for sale or otherwise deal with the same in any manner without any concurrence or consent of the owners provided however if any time it shall be necessary or required by the developer to make the owners as the confirming party or otherwise the owners shall sign and execute and register such deeds instruments and documents and all moneys received in respect thereof shall belong absolutely to the developer and the owners shall have no right title interest claim or demand over and in respect thereof and the owners shall not interfere with the developers rights and powers in respect of such sale transfer or disposal of the developers allocation.
- 8.5 The parties hereto and/or their prospective buyer or buyer shall be liable to pay present GST as applicable on the purchase price and deposit for the proportionate costs charges and expenses in respect of

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their allocation for high tension line, WBSEB deposit management committee membership maintenance and sinking fund deposit etc. The said amount shall be paid by the owners and/or their prospective buyer or buyers/transferees/lessees in owners allocation as and when asked by the developer and before taking possession of their respective allocation all balance deposit on account of maintenance membership and sinking fund deposit shall be transferred by the developer of the management committee society of the building within one year of the completion of the building.

- 8.6 All municipality taxes payable by the owners shall be borne by the developer till the date of completion of all parties allocation in the newly constructed building and notice to the owners to take possession of the same where after the parties hereto shall pay the proportionate share of municipality taxes appertaining to their perspective allocation and also rates, taxes, charges and all other outgoing including maintenance and service charges in respect of their respective allocation.

ARTICLE - IX

DEVELOPER'S OBLIGATIONS

- 9.1 The Developer undertakes to construct and completed the buildings on the property
- i) At it own costs and expenses which includes the revision and/or extension of building plan costs entire development cost towards development construction and till completion of the building and other expenses including legal incurred by the developer including and architect's fee and other allied expenses relating to the construction of the buildings.
 - ii) Strictly in accordance with the sanctioned plan with renewal/ validity thereof and also revision or modification as required.
 - iii) In accordance with the provisions of the Madhyamgram Municipality laws and the rules and regulation and bye-laws framed there under with regard to the construction of buildings.
 - iv) By using the standard quality construction materials.
 - v) Obtain the necessary partial and/or full completion certificate in respect thereof from the authorities concerned from time to time at relevant stages.
- 9.2 The developer further undertakes to complete the building under the supervision and control of the architect to be appointed by the developer.

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- 9.3 Unless prevented by circumstances beyond its control the developer shall complete the buildings in all respects together with the fixtures fittings and all other facilities to be provided therein and hand over the owners allocation thereof to the owners and/or its nominee/nominees and progressively within 24 months from the date of renewal and/or revision/modification of sanctioned plan or such other extended period as may be mutually agreed upon by the parties or as may decided by the arbitrator. However if the developers fail to deliver the vacant khas peaceful possession even after the lapse of the said extended period in that event the developers shall have to pay a compensation of Rs. 1500/- (One Thousand Five hundred only) per day to each of the owner's.
- 9.4 The Developer shall on its own costs obtain all necessary permissions and/or sanctions and/or No objections and/or connections from the Madhyamgram Municipality, WBSEV Ltd. Fire brigade Authorities Police Authorities and other Appropriate Government. Authorities and/or departments either in its own neme or in the name of the owners as the case may be.
- 9.5 It is agreed and recorded that the electric supply line with meter shall be installed in each tower by the developers in thw name of the owners at the costs and expenses of the developer in all such cases no re-imburement shall be made by the owners.
- 9.6 The developer hereby agreed and covenants with the owners not to transfer or assign the benefits of this agreement or any part thereof the consent in writing of the owners save and except for the purpose of taking financial assistance for completing the buildings effectively.
- 9.7 It is agreed that in the event of any damage or injury arising out form accidents of carelessness of the workmen or others victimizing such workmen or any other persons whatsoever or causing any harm to the adjacent property of others during the course of construction the developers shall bear the responsibility and liability thereof and shall keep the owners their estate and effects safe and harmless and do or prosecute suit cases, claims, damage, rights and actions in respect of such eventuality.
- 9.8 After completion of the total constructional work of the proposed buildings the developers shall obtain the completion certificate of building at its own costs and expenses and/or approved by the municipal authority positive within 3 months from the date of the delivery of possession of the owners allocation in the proposed buildings in complete manner and also delivery of possession to intending purchaser or purchasers of developers allocated portions in the proposed building or to the owners allocated portions in term of this agreement such completion certificate or photocopy thereof shall

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- be handed over to the owners or anyone of them before delivery or possession of the portion of the owner as mentioned herein. The developers shall at first handover vacant possession of the units unto and in favour of the owners before handing over possession of any units in any of the buildings in the cluster in favour of the any intending purchaser.
- 9.9 That the owner should not be held liable or responsible regarding any income tax and any other taxes in respect of the developer's allocation. The owners shall be liable and responsible for all nature of taxes as per prevalent law or subsequent laws regarding their owners allocation i.e. 41% of the saleable area after obtaining of the said units and so long they retain the same for themselves.
- 9.10 In the event or any reason whatsoever developer fails to complete the purposed buildings in time the Developer shall hand over and/or deliver up the property to the owners without any lien or charge and the owners in turn shall construct the proposed buildings or cause to be constructed the buildings by engaging any other developer to complete the buildings in such an eventuality as stated in this paragraph if it is found that the developers have taken booking money under any agreement or writing for sale of units in the building in favour of any intending purchasers, such agreements shall stand assigned or shall be assigned to the owners by necessary legal instruments to which developer agrees.
- 9.11 The Developer shall strictly comply with the provisions of concerning authority and all after relevant laws / by laws & rules and regulations and shall always keep the owners absolutely indemnified and unharmed, against the actions, claims and demands whatsoever which may arise due to any deviation from the said sanction plan and / or violation of the provisions of the law relating to the construction of herein intended building complex.
- 9.12 The Developer shall provide for all civil, electrical, plumbing and sanitary works including installation of underground and overhead tanks provision of water supply deep boring water pumps house service lifts internal passage sewerage arrangements path way etc. as per the specification and amenities set out and per specification attached herewith this agreement.
- 9.13 The Developer shall indemnify the owners in respect of all claims damages compensation or expenses payable to any authority or person including third party in consequence of any act or omission on the part if any person or parsons or body on the Developer or upon the said property or buildings and the owners shall not be liable to pay or be bound to defend any action of proceeding filed in respect of

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such injury brought under the workmen's compensation act or under the provisions of any other law.

- 9.14 The Developers hereby undertake to indemnify and keep the owners indemnified from and against all action suits, proceedings, claims and demands, Bank loans if any mortgage of the property that may arise out of the developers allocation with regard to the Development of the building and/or in the matter of construction of the building and / or for any defect therein. The Owners hereby undertake to indemnify and keep the developers indemnified from and against all actions suit proceedings and claims and demands that may arise out of the lispensens or any litigation that may crop up by the owners.

ARTICLE -X

DEVELOPER'S RIGHTS

- 10.1 The developer shall be entitled to appoint and employ such licensed contractors engineers, masons, mistries, caretakers, managers, supervisors, durwans, guards and other staff and employees at such remuneration, salaries, fees and charges as the Developer shall at its discretion think proper. The Developer shall alone be responsible to look after the timely payment of salaries wages, remuneration, compensation and other charges to all such persons who may be engaged or appointed by the developer.
- 10.2 The Owners shall render its best co-operation and assistance to the Developer in carrying out development of the property and/or construction of the building as aforesaid in the manner as herein agreed.
- 10.3 The Owners (if required) shall sign execute and deliver all necessary applications, letters, declarations, affidavits, bonds and other papers and documents as may from time to time be necessary or requited the Owners have execute and registered a general Power of attorney for the ongoing development of the said property to enable the Developer to apply for and obtain electricity, lifts, telephones, gas, water, sewerage, drainage connections and other public utility services at the said buildings or portions thereof either in the name of the Owners and/or in the name of the Developer and/or its nominee(s).
- 10.4 The Developers shall be entitled to fix the sign board on the said property for advertisement and insertions in newspapers and other advertising media. Both the parties herein jointly may choose a suitable name of the new multi storied buildings.
- 10.5 The Owners agree not to create any impediment and / or hindrance of any nature whatsoever in and/or interfere with the development of the property and/or construction of the said building by the developer as

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herein agreed and/or in the Developer's carrying out its obligations under this Agreement so long as the Developer does not commit any breach of any of the terms and conditions of this Agreement or any provisions of municipal and other laws Rules and Regulation and State laws



- 10.6 The Developer without causing any loss, risk or liability to the Owners shall be entitled to apply in the name of the Owners for steel cement and/or other building materials and/or whatever required for construction to the appropriate authorities for the construction of the said buildings.

ARTICLE -XI

CONVEYANCE & TRANSFER

- 11.1 The Owners agree and undertake to execute and register the Deeds of Conveyance in respect of undivided shares and/or interests in the land comprised in the property attributable to different constructed units/spaces and/or the car parking spaces in favour of the Developer and/or its nominee/nominees in respect of the areas comprised in the Developer's allocation Provided however that all costs, charges and expenses including stamp duty and registration fee and legal fees and expenses in the regard shall be borne and paid by the Developer and/or nominee/nominees similarly the developer if demanded by the Owners shall also execute and register Conveyances of the Owner's allocation in favour of the Owners and/or their nominee, assignee and/or purchasers at the costs and expenses of the Owners and/or their such nominee, purchaser and/or assignee and shall also obtain all certificates and permissions as may be required and deliver it to the Owners.

ARTICLE -XII

POSSESSION & UNDERSTANDING

- 12.1 The entire understanding of the parties hereto under this Agreement is specifically based on the terms and conditions recited under this Article/Head.
- 12.2 The Owners both hereby further permit and grant exclusive license and permission to the Developer to enter upon the said property with full right and authority to build upon and commercially exploit said Property by construction buildings thereon in accordance with sanctions/permissions and on the terms and conditions herein mentioned.
- 12.3 With effect from the date hereof the said property shall be in joint control of the Owners and the Developer shall be entitled to enter upon and undertake the work of construction at the said property and

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 Bikash Ghavag
 North Block, Gr. Floor
 Bidhanagar, Kolk

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the Owners shall allow the right of enter for the purpose of carrying out and completing the development and commercial exploitation of the said property. The legal domain, possession and control of the said property shall continue to vest with the Owners till the time of transfer to Transferee(s).

- 12.4 In as much as the construction on the said property is concerned the Developer shall act as their exclusive licensee of the Owners and shall be entitled to be in permissive possession of the said property as and by way of an exclusive licensee of the Owners as understood under section 52 of the Indian Easements Act, 1882 to carry out the construction of the proposed project save and expect that the Developer shall not be entitled to create any possessory right over the said property which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the said property for any other purposes other than the purpose of construction nor would be entitled to part with said property to anyone.

ARTICLE -XIII

MISCELLANEOUS

- 13.1 If the project IS not commenced within three years from the date hereof and/or further stopped in midst of construction for any act or default of the Owners or for the reason of any discrepancy in marketable title of the owners this Agreement shall stand cancelled.
- 13.2 This Agreement constitutes the entire understanding of the parties and prevails and supersedes over all other representations whether oral or in writing made prior to the date of the agreement.

ARTICLE -XIII

APPLICABILITY OF WEST BENGAL HOUSING INDUSTRY REGULATION ACT, 2017

- 14.1 The parties hereto shall strictly abide the obligations, rules, regulations, terms condition, covenants as per WB-HIRA, 2017 and the rules to be framed there under towards commencement , construction, completion of the project along with securing the interest of the intending acquires of the units and other spaces in the project.

ARTICLE -XV

DOCUMENTATION AND LAWYEARS' FEES

- 15.1 The Agreement to be entered by both the Owners and the Developer with the prospective purchasers of various units/areas forming part of

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 Bidhannagar, Kolkata
 West Bengal

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the respective allocations of the Owners and the Developer and the consequent Deeds of conveyance shall be prepared in a uniform basis and shall contain such terms, conditions, covenants and stipulations as are or would be mutually agreed upon between the Owner and the Developer all such Agreements and the Deeds of Conveyance shall be prepared by M/s S.K Lath & Co Advocates of the Owners and the Developer. The respective Purchaser of Owners and Developer shall pay their share of fees directly to M/s S.K Lath & Co as fixed by the Developer from time to time.

ARTICLE -XVI

ARBITRATION

16.1 All disputes or questions arising out of and/or in relation to this Agreement either during or after commencement of construction and/or completion of the said building or termination of this Agreement which may arise between the parties shall be referred to the sole arbitration of Mr. Santosh Kimar Ray, Advocate of 6A, K.S Roy Road, Kolkata - 700001 in accordance with and subject to the provisions of the law governing arbitration or any statutory modification or re-enactment thereof for the time being in force.

ARTICLE -XVII

JURISDICTION

17. The High Court at Calcutta shall have the exclusive jurisdiction to entertain try and determine all actions and proceedings arising out and/or in relation to this Agreement.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of "Danga" land measuring a total area of **2 Bigha, 05 Cottahs, 02 Chittacks and 20 Square Feet** more or less with structures thereon situated and lying at and being Holding No. 17 at Mouza - Doharia in Village - Methopara under P.S Barasat within the jurisdiction of Madhyamgram Municipality, under the Jurisdiction of A.D.S.R.O. Barasat District North 24 Parganas comprised in J.L No 45, Re Sa No. 132 and 139, Touzi No. 146, C.S Dag No. 1266 under Khatian No. 903, C.S. Dag No. 1268 under Khatian No. 904, C.S Dag No. 1262. C.S Dag No. 1263, C.S Dag No. 1265, under R.S Khatian No. 25, butted and bounded by as follows:

ON THE NORTH: 20 FEET WIDE Municipal Road.

ON THE SOUTH: R.S Dag No 1261.

ON THE EAST: Part of R.S. Dag Nos. 1264, 1265, 1266 and 1267.

ON THE WEST: Part of R.S. Dag Nos. 1269, 1270, 1271 and 1262.

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SPECIFICATIONS OF THE BUILDING:

- 1) All civil works including pile, RCC, Strip, Column foundation with RCC frame structure as the Soil report and as per the directions given by the Civil Engineer.
- 2) Door frame should be made of best quality wood with treatment Flush door should be made of best quality ply with treatment with night latch.
- 3) Aluminum sliding windows should be provided with covered grill and balcony with grill up to 2 feet height.
- 4) For plumbing & sanitary works fittings only branded products will be used.
- 5) Flooring in bedroom, living room, dining room, kitchen, bathroom, balcony and common passage will be made of marble or vitrified tiles with 4" skirting. Tiles will be used for kitchen and bathroom up to 7'-0" height or as per requirement. Cooking platform should be made of black stone granite with a stainless steel sink.
- 6) Staircase landing/steps will be of marble with skirting.
- 7) All common areas inside and the building exterior will be painted with weather proof high quality texture paint and internal wall with plaster of Paris.
- 8) There should be water proofing/K.C treatment on the roof.
- 9) The electrical works comprising of only concealed wiring with copper wire, modular switches (banded) MCB's/ main switch with main line. Generator lines should be provided in each flat and common passage with ground earthing in each building.
- 10) Telephone and cable lines should be provided in each flat.
- 11) Lift with auto cut-off/cut in floor and automatic stoppage at nearest level only in case of power failure will be provided in each wing. The lift should be of branded company from ground to top floor.
- 12) Driveway, boundary wall and main gate.
- 13) Heavy duty deep tube well with pump for 24 hours water supply in each wing.
- 14) Soundless Diesel Generator for 24 hours back up electricity.
- 15) Common area lighting.
- 16) Sufficient light point in flats with 15A sockets for geysers, irons, A.C etc.



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17) Working plan should be provided with elevation before the commencement of the work which will be finalized by both the owner and the Developer mutually at the earliest.

18) Brochure

19) Provision for Modern Fire Fighting System.


20) Hardware fittings, brass and stainless steel.

21) Deep tube well with pump in each building

Apart From the above points if any other decision needs to be taken regarding any addition or omission or any other changes that needs to be made it will be decided mutually by the owner and the Developer considering that the goodwill of both parties does not get hampered.



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North Block, 6th Floor
Bidhannagar, Kolkata
West Bengal

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

SIGNED AND DELIVERED

by the OWNERS

in the presence of :

1. *Wahid Sarda*
Kai Khali, Sardar Park
Kolkata-700052
2. Sandipani Gini
61, Keshab chandra Sen St.
Kolkata-09.

[Signature]
(PRAMOD KUMAR SARAF)



Snehlata Saraf
(SNEHLATA SARAF)

Sonit Saraf
(SONIT SARAF)

[Signature]
(ARPIT SARAF)

SIGNED AND DELIVERED

by the DEVELOPER

in the presence of :

- 1.
2. Kamal Saraf
Rabindranagar
Nimla, Kolkata-49

Dharitri Infraventure Pvt. Ltd.

[Signature]
Director

Dharitri Infraventure Pvt. Ltd.

[Signature]
Director

M/S. DHARITRI INFRAVENTURE PVT. LTD.
Represented by its Directors
SMT. DIPANWITA SAMANTA
SRI VICKY SINGH

DVA DEVELOPERS & PROMOTERS PRIVATE LIMITED

Sandeep Kumar Vidyarthi
Director

M/S. DVA DEVELOPERS & PROMOTERS PRIVATE LIMITED
Represented by its Director
Sandeep Kumar Vidyarthi
(CONFIRMING PARTY)

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, 6th Floor
Bidhannagar, Kolkata
West Bengal

Signature Attested by
me on Identification

B. N. SAHA
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भारतीय गैर न्यायिक

पचास
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भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 201643



DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, (1) SRI PRAMOD KUMAR SARAF (PAN No. ABYPS3654D), son of Sri Parmeshwar Lal Saraf, (2) SMT. SNEHLATA SARAF (PAN No. AKXPS0345R), wife of the said Pramod Kumar Saraf, (3) SRI SONIT SARAF (PAN No. AQIPS4927L) son of said Pramod Kumar Saraf, (4) SRI ARPIT SARAF (PAN No. BBCPS5515E) son of said Pramod Kumar Saraf, all by Nationality Indian, by religion Hindu, by Occupation Business and residing at BC-239, Salt Lake City, Sector - 1, P.O. - Bidhannagar, P.S. - Bidhannagar (North), Kolkata - 700 064, hereinafter collectively referred to as "the OWNERS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) SEND GREETINGS:

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NOTARY
-Bikash Ghosh
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Bidhannagar, Kolkata
West Bengal

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21078

P. K. DAS, Adv.
Saidan Court
Address
Value

6 JUN 2018

P. K. DAS, Adv.
Saidan Court
High Court



2 JUN 2018

Handwritten text and a red circular stamp at the bottom right corner, possibly a post office mark or a signature.

**WHEREAS:**

- A. The Owners are fully seized and possessed of and/or otherwise well and sufficiently entitled to as absolute joint owners of the property more fully described in the SCHEDULE hereunder written and hereinafter referred to as "the SAID PREMISES"
- B. By a Development Agreement of even date (hereinafter referred to as "the SAID AGREEMENT"), the Owners have entered into an Agreement with M/S DHARITRI INFRAVENTURE PVT. LTD. (PAN No. AAFCD3234P), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Premises No. DN-51, Merlin Infinite, Unit- 606, Sector- V, Salt Lake City, Kolkata-700091, being represented its Directors (1) **SMT. DIPANWITA SAMANTA (having PAN CFRPS3473K)**, wife of Sri Suman Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 196, Canal Street, 4th Floor, near Sreebhumi Sporting Club, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, and (2) **SRI VICKY SINGH (having PAN CIEPS6214G)**, son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at 5/H/1, Bagmari Road Maniktala, Kolkata - 700054, hereinafter called and referred to as the "DEVELOPER" to complete the ongoing development of the said premises and the development thereof and transfer as hereinafter contained.
- C. In terms of the said Agreement, the Owners are desirous of appointing the developer, as their true and lawful attorney to do execute and perform all acts, deeds and things relating to the said premises and the development thereof and transfer as hereinafter contained.

NOW KNOW YE BY THESE PRESENTS WE, the above named Owners (1) SRI PRAMOD KUMAR SARAF, (2) SMT. SNEHLATA SARAF, (3) SRI SONIT SARAF and (4) SRI ARPIT SARAF do hereby nominate constitute and appoint the said M/S DHARITRI INFRAVENTURE PVT. LTD., as our true and lawful attorney for in the name and on behalf of us to do execute and perform all or any of the following acts, deeds and things relating to the said Premises and the development thereof and transfer as hereinafter contained.

1. To hold, defend possession to manage, maintain, protect and secure the said premises and do all acts, deeds and things in connection therewith.
2. To warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney may deem fit and proper.
3. To appoint and terminate the appointment of Architects, Engineer, Surveyors and others for survey and soil testing and also for preparation of plan for sanction including any modification, revision, alteration, renewal

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 Bikash, 1st Floor
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- etc. Required thereafter of the plan to be sanctioned and also for other purposes herein stated.
4. To apply for and submit already sanctioned plan for renewal or revalidation or extension including any modification, revision, alterations and/or renewal required thereafter, with the Madhyamgram Municipality and/or other concerned authorities and to pay fees and obtain such sanction, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore.
 5. To construct or reconstruct the new building/s at the said premises.
 6. To apply for and obtain all licenses, registrations and permissions as may be required for construction of the New Building/s at the said premises.
 7. To apply for and obtain Completion or Occupancy Certificate, as the case may be from Madhyamgram Municipality and/or other concerned authorities.
 8. TO apply for and obtain electricity, gas, water, sewerage, drainage, lift, generator and other connections or any other input facility or utility at the said premises from the appropriate authorities and to make alterations therein.
 9. To pay the property and other rates and taxes and other charges and outgoings whatsoever payable for and on account of the said premises or any part thereof or any share therein and receive refund of the excess amounts if paid from the concerned authorities and to grant receipts and discharges in respect thereof.
 10. For all or any of the purposes herein stated to appear and represent the Company before Madhyamgram Municipality, Fire Brigade pollution control related authorities B.L & L.R.O Collector, District Magistrate, Police Authorities and also all other authorities and Government Departments and / or its officers and also all other state Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all courts and tribunals and to do all acts deeds and things and sign and submit all plans papers application statements objections notices etc and also to submit and take delivery of all documents of title clearances permissions and/or no objection certificates and other papers and documents as may be required and found necessary or expedient by our said attorney.
 11. For all or any of the powers and authorities herein contained to sign execute register affirm and/or deliver all documents, declarations, affidavits, undertakings, indemnities (including those relating to boundary verification) as may in any way be required to be so done and to appear and represent the Owners before any Registrar, sub-Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officers of authority or authorities having jurisdiction and to present for registration and admit execution of and to acknowledge and register or have registered and perfected all such documents instruments papers and writings signed by the

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 North Block, Gr. Floor
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Owners or by the Owner's said Attorney by virtue of the powers hereby conferred .

12. To commence prosecute enforce defend answer and oppose all action and other legal proceedings and demands touching any of the matters herein stated concerning the said premises or any part thereof in which the Owners are in any way or manner now or may hereafter be interested or concerned and if thought fit to compromise settle refer to arbitration abandon submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Collector, Tribunal etc.
13. To appoint and employ Advocates etc for aforesaid purposes and to sign declare verify and/or affirm any plaint written Statement, petition, consent, affidavit, vakalatnama, warrant or attorney, memorandum of appeal or any other document or cause paper in any proceeding connected with all or any of the matters herein contained.
14. To market the New Building/s project advertise and publicize the New building/s and to appoint marketing agents, brokers, sub-brokers sole selling or other agents for sale or otherwise transfer of the same.
15. To deal with let out lease out sell or otherwise transfer or agree so to do or any part or share thereof including the undivided share in the land attributable thereto to any person or persons and to receive the amounts receivable in respect of the same and issue receipts acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same.
16. To negotiate take bookings enter into agreements and/or documents of whatsoever nature in respect of any part thereof and if necessary to amend, modify, after or cancel the same.
17. To allow the intending buyers/transferees agreeing to purchase any part to take loan/finance/advance in respect thereof and to accept confirm and become a party to the loan agreements or other documents required for grant of loans of other finances in favour of the intending transferees through any Banks or Financial Institutions.
18. To represent the Owners and to complete the sale and/or transfer including the undivided share in the land of the said premises in terms of the said Agreement
19. For all or any of the purposes herein stated to sign execute enter into modify cancel after draw approve rectify and/or register and/or give consent and confirmation to all papers, documents, deeds, agreements, supplementary agreements, consents, confirmations, deeds of conveyance, lease, license, grants, transfer, supplementary deeds, nominations, assignments, surrenders, cancellation deeds memorandum of deposit of the deeds, declarations, affidavits, applications, undertaking, indemnities, forms, plans, receipt and other documents.

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20. To appear and represent the Company before any Registrar, sub-Registrar, Additional Registrar, District Registrar, Additional District Sub Registrar, Registrar of Assurances and other officer or officers of authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said attorney or attorneys by virtue of all or any of the powers hereby conferred.
21. To appear and represent the Company before any Notary Public, Metropolitan or other Magistrates and other officer or officers and authorities in connection with affirmation of any deed instrument declaration or writing signed or made by the said attorney or attorneys by virtue of the powers hereby conferred.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said premises or any part thereof which the Owners themselves could have lawfully done under their own hand and seal if personally present.

AND the Owners both hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney has done or cause to be done or shall lawfully do or cause to be done in or about the premises aforesaid.

**THE SCHEDULE ABOVE REFERRED TO
(SAID PREMISES)**

ALL THAT piece and parcel of "Danga" land measuring a total area of **2 Bighas, 05 Cottahs, 02 Chittacks and 20 Square Feet** more or less with structures thereon situated and lying at and being Holding No.17 at Mouza - Doharia in village - Methopara under P.S Barasat Within the jurisdiction of Madhyamgram Municipality, under the jurisdiction of A.D.S.R.O Barasat District north 24 Parganas comprised in J.L No. 45 Re Sa No. 132 and 139, Touzi No. 146, C.S. Dag No. 1266 under Khatian No. 903, C.S. Dag No. 1268 under Khatian No. 904, C.S. Dag No. 1262, C.S. Dag No. 1263, C.S. Dag No. 1265 under R.S Khatian No. 25, More fully and particularly described in Annexure - I, butted and bounded by as follows:

ON THE NORTH: 20' FEET WIDE Municipal Road

ON THE SOUTH: R.S. Dag No. 1261

ON THE EAST: Part of R.S Dag No. 1264, 1265, 1266 and 1267

ON THE WEST: Part of R.S. Dag No. 1269, 1270, 1271 and 1262



B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

25 JUN 2018



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

SIGNED AND DELIVERED

by the OWNERS

in the presence of :

- 1. *Anil Sarda*
Kailashali Sarda Park
Kolkata - 700052

- 2. *Sandipan Guin*
61, Keshab Chandra Sengupta
Kolkata - 09.

[Signature]

(PRAMOD KUMAR SARAF)

Snehlata Saraf
(SNEHLATA SARAF)

Sonit Saraf
(SONIT SARAF)

[Signature]
(ARPIT SARAF)

SIGNED AND DELIVERED

by the DEVELOPER

in the presence of :

- 1. *Sagar Bera*
SALT LAKE, KOL-92

- 2. *Kamal Sarker*
Rabindranagar
Nimble, Kol-49

Dharitri Infraventure Pvt. Ltd.

[Signature]
Director

Dharitri Infraventure Pvt. Ltd.

[Signature]
Director

M/S. DHARITRI INFRAVENTURE PVT. LTD.
Represented by its Directors
SMT. DIPANWITA SAMANTA
SRI VICKY SINGH

DVA DEVELOPERS & PROMOTERS PRIVATE LIMITED

[Signature]
Director

M/S. DVA DEVELOPERS & PROMOTERS PRIVATE LIMITED
Represented by its Director
Sandeep Kumar Vidyarthi
(CONFIRMING PARTY)

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

Signature Attested by
me on Identification

B. N. SAHA
NOTARY

25 JUN 2018

