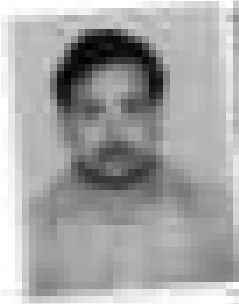
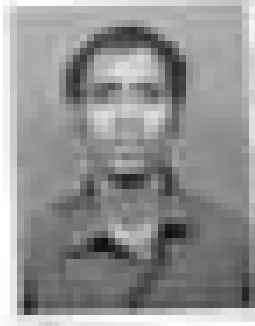




PHOTOGRAPH AND FINGERPRINTS OF THE SUBJECT



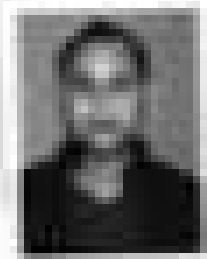
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INDEX	THUMB	MIDDLE	RING	SMALL	INDEX
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INDEX	THUMB	MIDDLE	RING	SMALL	INDEX
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Additional Registrar of Assurance - 
Kolkata

22 FEB 2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 2
Page from 6540 to 6551
being No 01199 for the year 2013.



Sanatan Maity

(Sanatan Maity) 22-February-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

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DATED THIS 22nd DAY OF FEBRUARY, 2013

BETWEEN

1) MR. PAWAN AGARWAL

..... First part

AND

2) MR. SUBHAJIT CHAKRABORTY

..... Second part

AND

3) MR. BIKASH AGARWAL

..... Third part

AND

4) MR. SANTONU DAS

..... Fourth part

DEED OF PARTNERSHIP

SUKANTA PAUL
ADVOCATE
7, OLD POST OFFICE STREET
KOLKATA-700001

owner will be the common owner for all the occupants of the proposed building, the individual owner to be installed at the cost of the Owner, unless existing purchase and the Developer will cooperate for such installation of owner in their name.

ARTICLE 20. SPECIAL COVENANTS

19.1 The Owner shall grant certain and bona fide Power of Attorney in favor of the Developer authorizing, under agreement, the Developer to do all acts, deeds, matters and things necessary for completion of the work of development of the said property, unless construction of the said proposed new building under the said the Developer's direction or per terms of this agreement.

19.2 The Owner shall be bound if required by the Developer, right, license and other all agreements with the building professional, realtor, agents, papers, documents and instruments to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services to or near the said new building under a contract by Developer for installation, public contribution to the plan, and for all of these acts, deeds and things the Owner shall grant power of Attorney in favor of the Developer.

19.3 The Owner shall not in any manner obstruct the carrying out of the Development of the said property, unless construction of new building to be upon the said land or lands agreed. However, the Owner shall have the right to check anything through the Owner's direction in the said building.

19.4 The Owner delivered the original title deed and all other related papers and documents to the Developer for selling and transferring the said Developer's allotment, and the Developer hereby accept the said original papers and documents relating to said Developer's allotment, is sold to the building Purchaser or purchasers.



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7.3 All the lots and other parts of the proposed new building to be erected and sold by the Developer except the District allotment with the proprietorship share in the land to the building, purchase or purchase on other manner and that shall be owned by the Developer.

7.4 The Developer shall be liable in case of the Municipal taxes, water in the Nagar Nigama Municipality from the date of signing this agreement.

ARTICLE 8. THE CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer in per the plan approved by the parties hereto and sanctioned by the Nagar Nigama Municipality.

8.2 The Developer shall employ skilled and unskilled labour, materials, equipment, contract, management, charges, expenses, overhead and other expenses for the purpose of carrying out the work of development of the said property within the construction of the said new building, as the Developer shall at his own discretion that it shall incur.

8.3 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of contract employees, skilled contract labour, equipment, overhead and other staff and employees as may be required approved and/or employed by the Developer till the completion of construction and in this regard the District shall not be any manner liable to such expenditure or costs.

ARTICLE 9. THE SPECIAL ALLIANCE

9.1 After completion of the construction of the new building, the Developer will allow the use of the District that and after that to the building purchase according to the building or allotment of the proprietorship.



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9.2 The Developer will be solely responsible for the allotment of his portion of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners and purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within 24(Twenty-four) months from the date of Sanctioned building plan.



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11.4 If the Developer fails to complete construction within the period the said building during the said period then in that case the Owners shall cancel (and) forfeit all payments made for completion of construction.

11.5 The Owners will not be permitted to attempt building in respect of the said land and premises from any person or persons and the Owners have not consented for same to any manner whatsoever and hereby that the said property is free from all encumbrances and it has a good, clear and undisturbed title.

11.6 The Owners will be bound to make registration of title deed in respect of all lands and spaces of Developer's allotment at the cost of the Purchaser in respect of proportional share of land only without any claim or demand whatsoever. The Owners shall cooperate with the Developer for such registration and shall sign an affidavit to be a party to the proposed deed of conveyance.

11.7 Nothing contained in these provisions shall be construed as a denial or assignment or assignment or transfer in law by the Owners to favour of the Developer save as herein expressly provided and also the exclusive business and/or interest in the Developer is commercially exploit the said property in terms based on specific agreement being subject to fulfillment of terms and conditions, nothing which Developer shall have no right to all the lands and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner and shall be parties herein according to provisions of contract.

ARTICLE 12. ARBITRATION, SETTLEMENT AND DISPUTE RESOLUTION

12.1 In case of any dispute or differences between the parties herein concerning or arising in or arising out of this agreement or with regard to the construction or interpretation of this agreement in any of the terms



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