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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certifies that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs

04 APR 2017

DEVELOPMENT AGREEMENT

1. Date: 31<sup>st</sup> March, 2017
2. Place: Kolkata
3. Parties
- 3.1 Biswajit Kumar Biswas, son of Anil Kumar Biswas, by faith Hindu, by occupation Medical Practitioner, resident of 309, Canal Street, Police Station and Post Office Lake town, Kolkata - 700048. [PAN ADEPB3691B]  
 (Owner, includes successor-in-interest and assigns)

LL

*Biswas*  
 Biswajit Kumar Biswas

SIGNATURE VANIJA PRIVATE LIMITED  
*Shankar*  
 Director

নম্বর : 4022  
সন ও তারিখ : 18/03/17  
ফেলতার নাম : A. Dayal  
ঠিকানা : High Court Calcutta  
মুদ্রা :  
ভেডার :  
হালকা কট

খরিন তাং : 13 FEB 2017

মোট ট্যান্স : 13.200000

টেকারী বার :

ভেডার : শ্রী সত্যাট বোপ



Additional District Sub-Registrar  
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Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-005212478-1 Payment Mode Online Payment  
GRN Date: 20/03/2017 13:03:13 Bank: AXIS Bank  
BRN: 2450262 BRN Date: 20/03/2017 13:05:11

DEPOSITOR'S DETAILS

Id No. : 15230000368792/1/2017  
(Query No./Query Year)

Name : SIGNATURE VANIJYA PVT LTD  
Contact No. : Mobile No. : +91 9830202038  
E-mail :  
Address : T-68, TEGHARIA MAIN ROAD, KOLKATA-700157  
Applicant Name : Mr MINTU PAUL  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
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	15230000368792/1/2017	Mutation/Conveyance-Receipt	0029-00-800-028-27	759
2	15230000368792/1/2017	Property Registration-Registration Fees	0030-03-104-001-16	560
3	15230000368792/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	9921

Total

11240

In Words : Rupees Eleven Thousand Two Hundred Forty only



And

- 3.2 **Signature Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Teghoria Main Road, Police Station Baguiati, Kolkata-700157 (PAN AAPCS1007F), represented by its directors, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 (Developer, includes successor-in-interest and assigns).

Owner and Developer individually Party and collectively Parties.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. **Subject Matter of Agreement**

- 4.1 **Development of Said Property:** Understanding between the Owner and the Developer with regard to development (in the manner specified in this Agreement) of land measuring 19 (nineteen) decimal, equivalent to 11 (eleven) *cottah* 7 (seven) *chittack* and 41 (forty one) square feet, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918, recorded in L.R. *Khatian* No. 1446, *Mouza* Kalikapur, J.L. No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, all morefully and collectively described in the 1<sup>st</sup> Schedule below (Said Property) and delineated on the Plan attached hereto and bordered in colour Green thereon, by construction of a ready-to-use residential-commercial buildings on the Said Property (Project).

- 4.2 **Allocation and Demarcation of Respective Entitlements:** Allocation and demarcation of the respective entitlements of the Owner and the Developer in the Project to be constructed on the Said Property.

5. **Representations, Warranties and Background**

- 5.1 **Owner's Representations:** The Owner has represented and warranted to the Developer as follows:

- 5.1.1 **Ownership of Jalauddin Molla and others:** Jalaluddin Molla (son of Elambox Molla), Ajaruddin Molla, Moniruddin Molla, Salauddin Molla (all son of Jalaluddin Molla) were the recorded owners of land measuring 19 (nineteen) decimal, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918, recorded in L.R. *Khatian* Nos. 1268, 994, 993, 992, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Bidhannagar (Salt Lake City), within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas. (**Larger Property**).

- 5.1.2 **Mutation by Jalauddin Molla and others:** Jalaluddin Molla, Ajaruddin Molla, Moniruddin Molla, Salauddin Molla, duly mutated their names as owners of the

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*Poinrajit Kumar Biswas* *Shishir Gupta* *Sk Nasir*

Director



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Larger Property, in the records of the Land Revenue Settlement vide L.R. *Khatian* Nos. 1268, 994, 993, 992 respectively.

- 5.1.3 **Ownership of Biswajit Kumar Biswas:** By a Deed of Conveyance dated 4<sup>th</sup> September, 2008, registered in the Office of the Additional District Sub-Registrar Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 10, at Pages 21871 to 21892, being Deed No. 11326 for the year 2008, Jalaluddin Molla, Ajaruddin Molla, Moniruddin Molla, Salauddin Molla, jointly sold conveyed and transferred land measuring 19 (nineteen) decimal, out of 24 (twenty four) decimal, comprised in R.S./L.R. *Dag* No. 918, recorded in L.R. *Khatian* Nos. 1268, 994, 993, 992, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat [formally Bidhannagar (Salt Lake City)], within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Biswajit Kumar Biswas (Owner No. 3.1 herein) for the consideration mentioned therein. (Biswajit's Property).
- 5.1.4 **Mutation:** Biswajit Kumar Biswas, mutated his name in the records of Land Revenue Settlement in respect of Biswajit's Property, vide L.R. *Khatian* No. 1446 and pay the *khazna* regularly.
- 5.1.5 **Absolute Ownership:** In the aforesaid circumstances, the Owner has become the sole, absolute and undisputed owner of Biswajit's Property, being the Said Property. The Said Property is the subject matter of this Development Agreement.
- 5.1.6 **Owner has Marketable Title:** The right, title and interest of the Owner in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*.
- 5.1.7 **Owners to Ensure Continuing Marketability:** The Owner shall ensure that title of the Owner to the Said Property continues to remain marketable and free from all encumbrances till the completion of the development of the Said Property.
- 5.1.8 **Owners have Authority:** The Owner has full right, power and authority to enter into this Agreement.
- 5.1.9 **No Prejudicial Act:** The Owner has neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developers under this Agreement.
- 5.1.10 **No Acquisition/Requisition:** The Owner declare that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Owners have neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.
- 5.1.11 **No Excess Land:** The Said Property does not contain any excess land and the Owner also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 5.1.12 **No Encumbrance:** The Owner has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any

Biswajit Kumar  
Biswas

SIGNATURE VANIJYA PRIVATE LIMITED

Shishu  
Sharma  
Director



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5.2.3 **No Abandonment:** The Developer shall not abandon, delay or neglect the Project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.

5.2.4 **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

5.3 **Decision to Develop:** The Owner decided to develop the Said Property. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the Said Property by constructing the new residential cum commercial building/s, i.e. Project.

5.4 **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superceding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.

## 6. Basic Understanding

6.1 **Development of Said Property by Construction of Project:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the new buildings thereon on co-venture basis, with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.

6.2 **Nature and Use of Project:** The Project shall be in accordance with architectural plan (Building Plans) to be prepared by the Architect/s appointed by the Developer from time to time (Architect), preferably after discussion with the Owner and taking into consideration their views and suggestions, if any, duly sanctioned by the *Patharghata* Gram Panchayat, *Rajarhat Panchayat Samity*, Zilla Parishad, NKDA and other statutory authorities concerned with sanction (collectively Planning Authorities), as a ready-to-use residential/commercial buildings with specified areas, amenities and facilities to be enjoyed in common.

## 7. Appointment and Commencement

7.1 **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owner hereby appoint the Developer as the developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owner.

7.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

## 8. Sanction and Construction

8.1 **Sanction of Building Plans:** The Developer (as the agent of the Owner but at its own costs and responsibility) shall, at the earliest, obtain from the Planning

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*Biswanjit Kumar Biswal*

SIGNATURE VANIJA PRIVATE LIMITED

*Sushil Kumar*

*SUNALI*

Director



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Authorities, sanction of the Building Plans. In this regard it is clarified that (1) full potential of FAR of the Said Property shall be utilized for construction of the Project (2) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Occupancy Certificate) and (3) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.

- 8.2 **Architect and Consultants:** The Owner confirms that the Owner has authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owner shall have no liability or responsibility.
- 8.3 **Construction of Project:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owner construct, erect and complete the Project on the Said Property comprising of new residential buildings and Common Portions (defined in Clause 8.5 below), in accordance with the sanctioned Building Plans.
- 8.4 **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure (defined in Clause 24.1 below), the Developer shall complete the entire process of development of the Said Property and construct, erect and complete the Project within a period of 36 (thirty six) months from the date of obtaining the sanctioned Building Plans or the date of obtaining conversion of Said Property or other statutory permission from authorities concerned with regard to sanction of Building Plans/Project or from the date of handing over of *khas*, vacant, peaceful and physical possession of the entirety of the Said Property by the Owner to the Developer, whichever is later (Completion Time) and the Completion Date may be extended by a period of 6 (six) months (Extended Period), at the option of the Developer.
- 8.5 **Common Portions:** The Developer shall at its own costs install and erect in the New Building common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans and other facilities required for establishment, enjoyment and management of the Project (collectively Common Portions). For permanent electric connection to the flats and other spaces in the new buildings in the Project (Flats), the intending purchasers (collectively Transferees) shall pay the deposits demanded by WBSEDCL and other agencies and the Owner shall also pay the same for the Flats in the Owner's Allocation (defined in Clause 11.1 below). It is clarified that the expression Transferees includes the Owner and the Developer, to the extent of unsold or retained Flats in the Project.
- 8.6 **Building Materials:** The Developer shall be authorized in the name of the Owner to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the New Building but under no circumstances the Owner shall be responsible for the price/value, storage and quality of the building materials.

*Poojil Kumar Purohit*

SIGNATURE VANIYA PRIVATE LIMITED

*S. N. N. S.*  
Sh. N. N. S.  
Director



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- 8.7 **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- 8.8 **Modification:** The Developer shall be entitled to amend or modify the Building Plans, as when required, within the permissible limits and norms of the Planning Authorities.
- 8.9 **Co-operation by Owner:** The Owner shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owner shall provide all co-operations that may be necessary for successful completion of the Project.
9. **Possession**
- 9.1 **Vacating by Owner:** Simultaneously herewith, the Owner has handed over *khas*, vacant and physical possession of the entirety of the Said Property to the Developer, for the purpose of execution of the Project.
10. **Powers and Authorities**
- 10.1 **Power of Attorney:** The Owner shall grant to the Developer and/or its assigns, nominees, legal representatives a Power of Attorney empowering them to (1) mortgage the proportionate portion of the undivided land share in the Said Property for the purpose of obtaining housing loan for intending buyer without causing liability to the owner, (2) sanction/revalidate /modify/alter the Building Plans by the Planning Authorities, (3) obtain all necessary permissions from different authorities in connection with construction of the Project and for doing all things needful for development of the Said Property by construction of new residential-commercial building/s (4) construction of the Project and (5) booking and sale of the Developer's Allocation (defined in Clause 12.1 below).
- 10.2 **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertakes that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the Said Property with the adjoining plots for extension of the Project and use of Common Portions.
- 10.3 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertakes that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.
11. **Owner's Allocation**
- 11.1 **Owners' Allocation:** The Owners shall be entitled to **(1)** 50% (fifty percent) of the construction area (as per the Building Plans) against the Said Property in the New Buildings. The Parties have agreed that the Developer shall allot respective allocations to the Owner of the New Buildings (the details of such demarcation shall be recorded in a separate instrument) after obtaining sanction plan and in the event full allotment is not made out then the balance area of allotment shall be

*Poojrajit Kumar Biswas*

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adjusted against monetary consideration (2) undivided 50% (fifty percent) share, against the construction FAR of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions (3) undivided 50% (fifty percent) share, against the total number of car parking units, as per the sanctioned Building Plans, in the ground floor/ground level of the New Buildings including the area for access to Common Driveways and (4) an interest free deposit of Rs. 50,000/- (Rupees fifty thousand) only and the Deposit shall be paid to the Owner at the time of execution of this Agreement, receipt of which the Owner hereby admits and acknowledges [Deposit] which shall be refunded back to the Developer (collectively **Owners' Allocation**). It is clarified that the Owners' Allocation shall include undivided, impartible and indivisible 50% (fifty percent) share against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property. The Owners' Allocation shall be heritable and freely transferable.

## 12. Developer's Allocation

12.1 **Developer's Allocation:** The Developer shall be fully and completely entitled to (1) remaining 50% (fifty percent) share of the sanctioned area (as per the Building Plans) against the Said Property in the New Buildings and (2) undivided 50% (fifty percent) share, against the sanctioned area of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions (3) undivided 50% (fifty percent) share, against the total number of car parking units, as per the sanctioned Building Plans, in the ground floor/ground level of the New Buildings including the area for access to Common Driveways (collectively **Developer's Allocation**). It is clarified that the Developer's Allocation shall include undivided, impartible and indivisible undivided 50% (fifty percent) share of the sanctioned area (as per the Building Plans) against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property.

## 13. Dealing with Respective Allocations

13.1 **Demarcation of Respective Allocations:** The Parties have mutually agreed that on sanction of the Building Plans, the Parties shall formally demarcate their respective allocations based on the Building Plans and the details of such demarcation shall be recorded in a separate instrument.

13.2 **Owner's Allocation:** The Owner shall be entitled to the Owner's Allocation with right to transfer or otherwise deal with the same in any manner the Owner deems appropriate and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Owner's Allocation. It is clearly understood that the dealings of the Owner with regard to the Owner's Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner's Allocation shall be subject to the other provisions of this Agreement.

13.3 **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer deems appropriate, without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way

*Biswajit Kumar Patra*

*Sh. Nali*  
Director



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interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.

- 13.4 **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owner and meeting other obligations towards the Owner, the Owner shall execute deeds of conveyances of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution of conveyances shall be through the Developer exercising the powers and authorities mentioned in Clause 10.1 above.
- 13.5 **No Objection to Allocation:** The Parties confirm that neither Party has any objection with regard to their respective allocations.
- 13.6 **Cost of Transfer:** The costs of the aforesaid conveyances of the Developer's Allocation including stamp duty and registration fees and all other legal expenses shall be borne and paid by the Developer or the Transferees.
14. **Panchayat Taxes and Outgoings**
- 14.1 **Relating to Period Prior to Date of Sanction of Building Plans:** All *Panchayat* rates, taxes, penalty, interest and outgoings (collectively Rates) on the Said Property relating to the period prior to the date of sanction of the Building Plans shall be the liability of the Owner and the same shall be borne, paid and discharged by the Owner as and when called upon by the Developer, without raising any objection thereto.
- 14.2 **Relating to Period After Sanction of Building Plans:** As from the date of sanction of the Building Plans, the Developer shall be liable for the Rates in respect of the Said Property and from the Possession Date (defined in Clause 15.2 below), the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the New Building.
15. **Possession and Post Completion Maintenance**
- 15.1 **Possession of Owner's Allocation:** Within 36 (thirty six) months or after the Developer obtaining Occupancy Certificate of the Project, the Owner shall take possession of the Owner's Allocation and if the Owner do not take such possession, it shall be deemed that the Developer has delivered possession to the Owner.
- 15.2 **Possession Date and Rates:** On and from such date of the Owner taking physical possession or the aforementioned deemed possession, whichever be earlier (Possession Date), the Parties shall become liable and responsible for the Rates in respect of their respective Allocations.
- 15.3 **Punctual Payment and Mutual Indemnity:** The Parties shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and the Parties shall keep each other indemnified against all claims, actions,

*Bisrajit Kumar Bhowmik*

SIGNATURE VANIJYA PRIVATE LIMITED

*Shri K. K. Saha*  
Shri N. K. Saha  
Director



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demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them, as the case may be, consequent upon a default by the other.

- 15.4 **Maintenance:** The Developer shall frame a scheme for the management and administration of the Project. The Owner hereby agrees to abide by all the rules and regulations to be so framed by the Developer for the management and administration of the Project.
- 15.5 **Maintenance Charge:** The Transferees and the Owner shall manage and maintain the Common Portions and services of the Project [if necessary, by forming a body (Association)] and shall collect the costs and service charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the new buildings in the Project, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments. Advance/deposit towards Maintenance Charge shall also be collected, to ensure that funds are readily available for proper maintenance and upkeep of the Project.
16. **Common Restrictions**
- 16.1 **Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the Project shall be subject to the same restrictions as are applicable to multi-storied ownership buildings, intended for common benefit of all occupiers of the Project.
17. **Obligations of Developer**
- 17.1 **Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time.
- 17.2 **Meaning of Completion:** The word 'completion' shall mean habitable state with water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Flats ready for use and with Occupancy Certificate from competent Authorities.
- 17.3 **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- 17.4 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Project with the help of the Architect, professional bodies, contractors, etc.
- 17.5 **Specifications:** The Developer shall construct the Project as per the specifications given the 2<sup>nd</sup> Schedule below (Specifications).
- 17.6 **Commencement of Project:** The development of the Said Property shall commence as per the Specifications, Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the

*Biswajit Kumar Biswas*

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*Shishu Singh*  
Director



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Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.

- 17.7 **Construction at Developer's Cost and Responsibility and Warranty:** The Developer shall construct the Project at its own cost and responsibility and shall be responsible for construction defects for a period of 1 (one) year from the date of completion, in accordance with the Promoters Act. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and shall alone be liable for any loss or for any claim arising from such construction (including labour liabilities and workmen's compensation) and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 17.8 **Tax Liabilities:** All tax liabilities applicable in relation to the development, namely sales tax, value added tax, service tax, works contract tax and other dues shall be paid by the person liable to pay such tax in accordance with law.
- 17.9 **Permission for Construction:** It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required from various Government authorities for sanction of the Building Plans and execution of the Project, including those from the Promoters Cell. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer.
- 17.10 **No Violation of Law:** The Developer hereby agrees and covenants with the Owner not to violate or contravene any provision of law, regulation or rule applicable to construction of the Project.
- 17.11 **No Obstruction in Dealing with Owner's Allocation:** The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner's Allocation.
18. **Obligations of Owner.**
- 18.1 **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.
- 18.2 **Documentation and Information:** The Owner undertakes to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time.
- 18.3 **No Obstruction in Dealing with Developer's Functions:** The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 18.4 **No Dealing with Said Property:** The Owner covenants not to let out, grant lease, mortgage and/or charge the Said Property or any portions thereof save in the manner envisaged by this Agreement.
- 18.5 **No Obstruction in Extension of Project:** The Owner covenants not to cause any interference or hindrance if the Developer purchases and/or enter into any Joint

*Biswajit Kumar Bhowmik*

SIGNATURE VANIJA PRIVATE LIMITED

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*S. N. Jha*  
Director



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Venture Agreement with the owner/s of any adjacent plot/s to extent the Project. Further the Owner confirms, assures, undertakes and guarantees that the Owner shall have no objection of any nature whatsoever and shall also not ask for any additional consideration in the event of any such extension or amalgamation.

**19. Indemnity**

- 19.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the construction of the Project and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.
- 19.2 **By the Owner:** The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owner being incorrect.

**20. Corporate Warranties**

20.1 **By Developer:** The Developer warrants to the Owner that:

20.1.1 **Proper Incorporation:** it is properly incorporated under the laws of India.

20.1.2 **Necessary Licenses etc.:** it has all necessary rights, licenses, permissions, powers and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, is and shall not be in breach of any obligations or duties owed to any third parties and will not be so as a result of performing its obligations under this Agreement.

20.1.3 **Permitted by Memorandum and Articles of Association:** the Memorandum and Articles of Association permit the Developer to undertake the activities covered by this Agreement.

**21. Limitation of Liability**

21.1 **No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

**22. Miscellaneous**

22.1 **Essence of Contract:** In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

22.2 **Transaction Documentation:** Imran Karim, Advocate, High Court, Calcutta, who is the legal advisor of the Developer have drawn this Development Agreement and

*Prinrajit Kumar Paswan*

SIGNATURE VANLIYA PRIVATE LIMITED

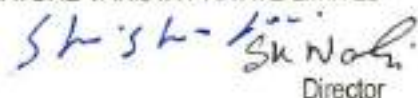
*S. K. S. Sinha*  
Director



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

04 APR 2017

- shall draw all further documents pertaining to the future transaction of the Project.
- 22.3 **Valid Receipt:** The Owner shall pass valid receipts for all amounts paid under this Agreement.
- 22.4 **No Partnership:** The Owner and the Developer have entered into this Agreement on principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 22.5 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 22.6 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be made or signed by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner in terms of this Agreement.
- 22.7 **Taxation:** The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 22.8 **Name of New Building:** The name of the Project shall be decided by the both Parties only.
- 22.9 **Charge on the Said Property:** All amounts paid by the Developer to the Owner shall remain a charge on the Said Property till completion of the Project. Simultaneously with the signing of this Agreement, the Developer's unfettered rights shall also be vested upon the Said Property till final handover of the propose Project.
23. **Defaults**
- 23.1 **No Cancellation:** The Owner can not terminate this Agreement or rescind this contract.

  
Director



Additional District Sub-Registrar  
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24. Force Majeure

- 24.1 **Circumstances Of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) abnormal rise in cost of construction inputs and scarcity/short supply thereof (collectively Circumstances Of Force Majeure).
- 24.2 **No Default:** The Parties shall not be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Circumstances Of Force Majeure and the time limits laid down in this Agreement for the performance of obligations shall be extended accordingly upon occurrence and cessation of any event constituting Circumstances Of Force Majeure.

25. Entire Agreement

- 25.1 **Supersession:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied or written.

26. Counterpart

- 26.1 **Original:** This Agreement is being executed and the original of this Agreement shall be retained by the Developer only and the certified copy of this shall be retained by the Owner.

27. Severance

- 27.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event any of the terms and conditions of this Agreement are set aside or declared unreasonable by any Court of Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall continue to subsist to the extent of the remaining terms and conditions and bind the Parties.

*Poojit Kumar Poojit*

*S. K. S. S. S. S. S.*  
Director



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

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28. **Amendment/Modification**

28.1 **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

29. **Notice**

29.1 **Mode of Service:** Notices under this Agreement shall be served by messenger or registered post/speed post with acknowledgment due at the above mentioned addresses of the Parties, unless the address is changed by prior intimation in writing. Such service shall be deemed to have been effected (1) on the date of delivery, if sent by messenger and (2) on the 4<sup>th</sup> day of handing over of the cover to the postal authorities, if sent by registered post/speed post, irrespective of refusal to accept service by the Parties. The Owner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the Owner.

30. **Arbitration**

30.1 **Disputes:** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996, consist of such person as be decided/nominated by both Parties Advocate/s. The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

31. **Jurisdiction**

31.1 **High Court and District Court:** In connection with the aforesaid arbitration proceeding, only the High Court at Calcutta and the District Judge, North 24 Parganas shall have jurisdiction to entertain and try all actions and proceedings.

**1<sup>st</sup> Schedule  
(Said Property)**

Land measuring 19 (nineteen) decimal, equivalent to 11 (eleven) *cottah* 7 (seven) *chittack* and 41 (forty one) square feet, out of 24 (twenty four) decimal, comprised in R.S./L.R. Dag No. 918, recorded in L.R. *Khatian*, No. 1446, *Mouza* Kalikapur, J.L No. 40, Police Station Newtown (formerly Rajarhat) Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas, more or less and delineated on Plan attached hereto and bordered in colour Green thereon and butted and bounded as follows:

On The North : By Land of other's Dag  
On The East : By Panchyat Road  
On The South : By Land of Dag No. 918  
On The West : By Land of Dag No. 917

*Pisowajit Kumar Biswas*

SIGNATURE VANIJYA PRIVATE LIMITED

*Sh. S. K. - K. S. N. S.*  
Director



Additional District Sub-Registrar  
Rajerhat, New Town, North 24-Pgs

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**2<sup>nd</sup> Schedule  
(Specifications)**

<b>Brick Work</b>	External Walls: 8 inch thick brickwork with cement mortar in proportion (1:6) by using 1 <sup>st</sup> class bricks. Partition Walls: 5 inch thick with cement mortar in proportion (1:4) by using 1 <sup>st</sup> class bricks, providing wire mesh as required for 3 inch wall.
<b>Plaster</b>	Wall Plaster- outside surface 12-18 mm thick (1:6 cement mortar), inside surface 12 mm thick (1:6 cement mortar)  Ceiling Plaster - 6 mm thick (1:4 cement mortar) Proper chipping will be made before wall and ceiling plastering.
<b>Floor Of Rooms And Toilets</b>	As per specification of the Developer, vitrified tiles flooring in all the rooms, kitchen, verandah etc. will be provided and marble or anti-skid tiles flooring in all toilets.
<b>Toilet Walls</b>	Upto 6'-6" finished with light coloured ceramic tiles.
<b>Doors</b>	Door frames will be made of good quality wood. Hot pressed flush door will be provided. Hatch bolt/Aldrop/Mortise lock in the door for each room and night latch for the main door of the flat will be provided.
<b>Windows</b>	Fully Aluminium windows with glass fittings and standard handle.
<b>Sanitary Fittings In Toilets</b>	The following will be provided: a) Tap arrangements. b) White/light coloured wash basin made of porcelain (common toilet). c) White/light coloured European type water closet made of porcelain. d) Water pipe line. e) Hot and cold water line (common toilet). f) Provision for installation of geysers (common toilet). g) Provision for installation of exhaust fan (common toilet).
<b>Kitchen</b>	Kitchen will be provided with top cooking platform with one stainless steel sink and drain

*Painrajit Kumar Parnal*

SIGNATURE VANIJYA PRIVATE LIMITED

*S. K. S. Sinha*  
Director



Additional District Sub-Registrar  
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	board and ceramic tiles upto a height of 2' feet above the cooking platform.
Electrical Points And Fittings	Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided.
Painting And Finishing	Outside face of external walls will be finished with good quality cement paint/ exterior walls paint. Internal face of the walls will be finished with good quality putty.

*Birajit Kumar Birwal*

SIGNATURE VANIJYA PRIVATE LIMITED

*S. Nishu - 100*  
SK Nishu  
Director

✓

✓



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

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31. Execution and Delivery

31.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

*Biswajit Kumar Biswas*

(Biswajit Kumar Biswas)  
[Owner]

SIGNATURE VANIJYA PRIVATE LIMITED

*Shishu - K. SINGH*  
SKNGI  
Director

(Signature Vanijya Private Limited)  
[Developer]

Witnesses:

Signature

*Raju*

Signature

*M.P. Paul*

Name RAJU CHAW

Name Mintu Paul

Father's Name U. R. Shaw

Father's Name S. C. Paul

Address 49/5 K. M. Saha

Address Teghoria Main Road

Kulr 25.

Kolkata - 700157

*Ayusman Dey*

**AYUSMAN DEY**

Advocate

Enrolment No. F/946/763/2012



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs

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### Receipt and Memo

Received from the within named Developer the within mentioned sum of Rs. 50,000/- (Rupees fifty thousand) towards part payment of the interest free deposit for development of the Said Property described in the 1<sup>st</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq No. 185628	20/03/2017	Axis Bank Ltd.	50,000/-

Biswajit Kumar Biswas

(Biswajit Kumar Biswas)  
[Owner]

Witnesses:

Signature

Prasid

Name

RAJU SHAW

Father's Name

U. Rajendra Shaw

Address

49/S K. Mr. Sareni  
ICD-29.

Signature

Mr Paul

Name

Minli Paul

Father's Name

S.C. Paul

Address

Teghoria Main Road  
Kolkata - 700157




































Additional District Sub-Registrar  
Rajerhat, New Town, North 24-Pgs.

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# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p style="font-size: 1.2em; font-family: cursive;">S. H. S. H. - P. - -</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; font-family: cursive;">S. K. N. S. H.</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; font-family: cursive;">Pranrajit Kumar Biswal</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

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### Major Information of the Deed



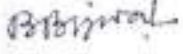
Deed No :	I-1523-02668/2017	Date of Registration	04/04/2017
Query No / Year	1523-0000368792/2017	Office where deed is registered	
Query Date	20/03/2017 11:06:19 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MINTU PAUL T - 68, TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830202038, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 92,45,844/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 560/- (Article:E, E, B)		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-918	LR-1446	Bastu	Shali	11 Katha 7 Chatak 41 Sq Ft	1/-	92,45,844/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>18.9658Dec</b>	<b>1 /-</b>	<b>92,45,844 /-</b>	

#### Land Lord Details :



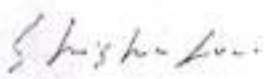


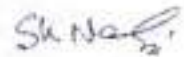
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Biswajit Kumar Biswas</b> Son of Anil Kumar Biswas Executed by: Self, Date of Execution: 31/03/2017 , Admitted by: Self, Date of Admission: 04/04/2017 ,Place : Office			
		04/04/2017	LTI 04/04/2017	04/04/2017
309, Canal Street, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:ADEPB3691BStatus :Individual				

#### Developer Details :

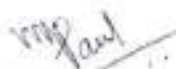
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Signature Vanijya Private Limited</b> T-68, Tegharia Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 PAN No.:AAPCS1007FStatus :Organization



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shishir Gupta (Presentant )</b> Son of Late Shree Bhagwan Gupta Date of Execution - 31/03/2017, , Admitted by: Self, Date of Admission: 04/04/2017, Place of Admission of Execution: Office	 Apr 4 2017 2:13PM	 LTI 04/04/2017	 04/04/2017
	T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Signature Vanijya Private Limited (as Director)			
2	<b>Name</b> <b>Sk Nasir</b> Son of Late Sk Rashid Date of Execution - 31/03/2017, , Admitted by: Self, Date of Admission: 04/04/2017, Place of Admission of Execution: Office	 Apr 4 2017 2:59PM	 LTI 04/04/2017	 04/04/2017
	T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Signature Vanijya Private Limited (as Director)			

**Identifier Details :**

Name & address	
Mintu Paul Son of Subhash Paul T - 68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Biswajit Kumar Biswas, Shishir Gupta, Sk Nasir	04/04/2017
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Biswajit Kumar Biswas	Signature Vanijya Private Limited-18.9658 Dec



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 918(Corresponding RS Plot No:- 918), LR Khatian No:- 1446	Owner:বিস্বজীত কুমার বিস্বাস, Gurdian:অনিল কুমার, Address:92 কামেল ষ্টাট,শ্রী জমি, Classification:শাপি, Area:0.17000000 Acre,

### Endorsement For Deed Number : I - 152302668 / 2017

On 04-04-2017

#### Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:53 hrs on 04-04-2017, at the Office of the A.D.S.R. RAJARHAT by Shishir Gupta ..

#### 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 92,45,844/-

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

Execution is admitted on 04/04/2017 by Biswajit Kumar Biswas, Son of Anil Kumar Biswas, 309, Canal Street, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Professionals

Identified by Mintu Paul, , Son of Subhash Paul, T - 68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , North 24 -Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

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

Execution is admitted on 04-04-2017 by Shishir Gupta, Director, Signature Vanija Private Limited, T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mintu Paul, , Son of Subhash Paul, T - 68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , North 24 -Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 04-04-2017 by Sk Nasir, Director, Signature Vanija Private Limited, T-68, Teghoria Main Road, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mintu Paul, , Son of Subhash Paul, T - 68, Teghoria Main Road, P.O: Hatiara, Thana: Baguiati, , North 24 -Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 560/- ( B = Rs 539/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2017 1:05PM with Govt. Ref. No: 192016170052124781 on 20-03-2017, Amount Rs: 560/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 2450262 on 20-03-2017, Head of Account 0030-03-104-001-16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4022, Amount: Rs.100/-, Date of Purchase: 18/03/2017, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2017 1:05PM with Govt. Ref. No: 192016170052124781 on 20-03-2017, Amount Rs: 9,921/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 2450262 on 20-03-2017, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 78097 to 78124

being No 152302668 for the year 2017.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2017.04.07 16:33:21 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 07-04-2017 16:33:20  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

