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

DEBABRATA PROPERTIES PVT.

*Debabrata Sarkar*  
Director

Director

*[Signature]*  
Addl. Dist. Sub-Registrar  
Kolkata, South 24 Parganas

01 SEP 2015

THIS AGREEMENT made this 1st day of September in the year Two Thousand and Fifteen A.D. BETWEEN SRI BIMAL RANJAN AICH ROY son of Late Brojendra Kishore Aich Roy, ( PAN ARGPA3875Q ), by religion - Hindu, by occupation - Surgeon, residing at Premises No. 176/14/119, Raipur Road, commonly known as 119, Regent Estate, Police Station - Jadavpur, Post office - Regent Estate, Kolkata - 700 092, hereinafter called and referred to as the "OWNER" ( which terms or expression shall unless excluded by or repugnant to the subject of content be deemed to mean, and include his heirs, executors, administrators, representatives, successors, nominees and assigns) represented by his Constituted Attorney SMT. MRIDULA DUTTA ROY, daughter of Biman Dutta Roy, ( PAN AIWPD2348C) residing at Premises No. 13, Shaktigarh, Jadavpur, Post office and Police Station - Jadavpur, Kolkata - 700 032 of the FIRST PART.

*Mridula Dutta Roy*



6065  
No. ....  
Date .....  
Rupees .....  
Mrs. Sr./Smt. ....  
Address .....  
P. S. ....  
Vendor .....

100/  
J. K. Datta (ADV)

Alipore Police Court

Kol-27

Santosh K. Dey  
ALIPUR POLICE COURT  
Kolkata

17 AUG 2015



Signature.....  
01 SEP 2015  
ADDITIONAL DIST. SUB-REGISTRAR  
ALIPUR POLICE COURT, KOLKATA

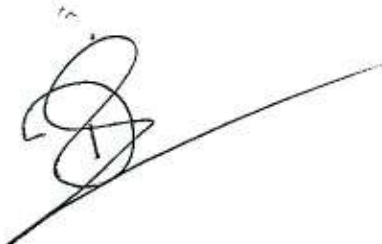
Goutam Khan  
S/O Gopal Khan  
Alipore police court  
Kol-27

## A N D

M/S. DEBABRATA PROPERTIES PVT. LTD. a Private Limited Company , registered under the Companies Act , 1956 , ( PAN AADCD1972A ) , having its registered office at Premises No. 548, Parnashree Pally , Police Station – Parnashree , Kolkata - 700 060, represented by its Director namely SRI DEBABRATA SARKAR (PAN-ALGPS1082F) son of Late Jogesh Chandra Sarkar , by faith – Hindu, by profession – Business , of 548, Parnashree Pally, Police Station – Parnashree , Kolkata - 700 060 , hereinafter called and referred to as the “ DEVELOPER ” (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to include its Directors for the time being and its successors-in-office , nominees and assigns ) of the OTHER PART.

WHEREAS by an Indenture of Lease dated 05.05.1966 registered before the Sub Register of Alipore and recorded in Book No. I, Volume No. 24 , Pages 246 to 252, Being No. 3605 for the year 1966 The Governor of the State of West Bengal, mentioned therein as Lessor transferred and conveyed all that piece or parcel of land measuring 6 (six) Cottahs 9 (nine) Chittaks and 33 (thirty three ) Sq. ft. be a little more or less bearing Plot No. 119, J. L. No. 34, Touzi No. 151 in Mouza Bade Raipur, then Police Station - Tollygunge now Jadavpur, then within Corporation of Calcutta now within The Kolkata Municipal Corporation, District 24 - Parganas in favour of one Sanat Kumar Roy son of Sri Sisir Kumar Roy mentioned therein as Lessee TO HOLD unto the Lessee by way of Lease from 05.05.1966 for the term of 99 (ninety nine) years paying annual rent at the rate of Re. 1/- with such other terms and conditions, covenants and stipulations as are more clearly written thereunder and hereinafter called and referred to as the "the said property".

AND WHEREAS by virtue of the said registered Deed of Lease the aforesaid Sanat Kumar Roy was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land measuring 6 (six) Cottahs 9 (nine) Chittaks and 33 (thirty three ) Sq. ft. be a little more or less bearing Plot No. 119, J. L. No. 34, Touzi No. 151 in Mouza Bade Raipur, then Police Station - Tollygunge now Jadavpur, then

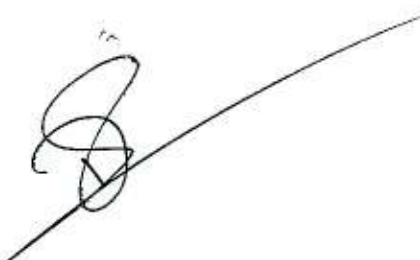





Corporation of Kolkata now within The Kolkata Municipal Corporation , District 24 - Parganas , then Corporation of Kolkata who mutated his name in respect of the aforesaid property and the said property now known as Municipal Premises No. 176/14/119, Raipur Road, locally known as P- 119, Regent Estate, at present within The Kolkata Municipal Corporation, Ward No. 96, Police Station - Jadavpur, Kolkata - 700 092, in the District of South 24 Parganas which is morefully and particularly described in the FIRST SCHEDULE written hereunder and hereinafter called and referred to as the 'SAID PREMISES'.

AND WHEREAS the Lessee Sanat Kumar Roy having agreed with one Bimal Ranjan Aich Roy, the present Owner herein, for transfer to him for valuable consideration, free from all encumbrances, the aforesaid leasehold vacant land, hereditaments and premises being the Plot No. 119, under Tollygunge Land Development Scheme at Mouza - Bade Raipur, J.L. No. 34, Touji No. 151, Sub Division : Alipore, Police Station - formerly Tollygunge , the then Jadavpur , Kolkata - 700 092 in terms of clause 2(6) of the Indenture of Lease dated 05.05.1966 , obtained the written consent of the Lessor viz. the Governor of the State of West Bengal , for such assignment and/or transfer of the leasehold interest of the Lessee Sanat Kumar Roy unto the present Owner herein.

AND WHEREAS the Lessee, Sanat Kumar Roy thereafter by an Indenture of Transfer dated 7<sup>th</sup> day of April, 1977 registered before the Registrar of Assurances , Calcutta and recorded in Book No. I, Being No. 1501 for the year 1977 , therein referred to as the Transferor in consideration of the said agreement and for valuable consideration granted, transferred and assigned unto and to the use of the said Sri Bimal Ranjan Aich Roy, therein referred to as the Transferee, herein referred to as the Owner ALL THAT the leasehold interest of the Transferor Sanat Kumar Roy in the said piece or parcel of vacant land , hereditaments and premises measuring 6 Cottah 9 Chittack and 33 Sq.ft. more or less , being the Plot No. 119 under Tollygunge Land Development Scheme in Mouza - Bade Raipur , J. L. No. 34 , Touji No. 151 , Sub Division - Alipore and being Premises No. 176/14/119 , Raipur Road also locally known as Premises No. P-119, Regent Estate, Kolkata - 700 092 , within the municipal limits of The Kolkata Municipal Corporation,




Ward No. 96 , Police Station – Tollygunge thereafter Jadavpur , Sub registration office Alipore in the District of then 24 Parganas, presently 24 Parganas (South) morefully and particularly described in the SCHEDULE thereunder written together with the benefits of all covenants, conditions and agreements contained in the said Indenture of Lease and all the right, title and interest of the Transferor Sanat Kumar Roy in the said property, free from all encumbrances and liabilities whatsoever TO HAVE AND TO HOLD the leasehold land and premises thereby granted, assigned and transferred unto and to the use of the said Transferee Sri Bimal Ranjan Aich Roy , the present Owner herein, his heirs, executors, administrators or assigns, for all the residue till then unexpired period of the said term of 99 (ninety nine) years of the said lease as recited in Indenture of Lease dated 05.05.1966 together with all benefits and advantages thereof and subject to the performance and observance of the terms, covenants and agreements contained and provided therein.

AND WHEREAS the said Transferee , being the present Owner herein, has paid the rent payable to the Head Lessor i.e. the Governor of the State of West Bengal and is observing the performing all the covenants and conditions contained in the said Indenture of Lease dated 05.05.1966 and the said Indenture of Lease is still alive valid and binding with all its benefits and advantages for the unexpired period of the said terms of lease of 99 years under the said Indenture of Lease dated 05.05.1966 commencing from the 5<sup>th</sup> day of May, 1966.

AND WHEREAS the said Transferee, the present Owner herein, has mutated his name in the assessment records of the Kolkata Municipal Corporation in respect of the said leasehold land, hereditaments and premises being Plot No. 119, under Tollygunge Land Development Scheme at Mouza – Bade Raipur, J.L. No. 34, Touji No. 151, Sub Division Alipore, being Municipal Premises No. 176/14/119 , Raipur Road also locally known as Premises No. P-119, Regent Estate, Police Station – formerly Tollygunge , presently Jadavpur, Kolkata – 700 092, within the municipal limits of The Kolkata Municipal Corporation, Ward No. 96 and is been enjoying the said premises on payment of municipal rates and taxes regularly.



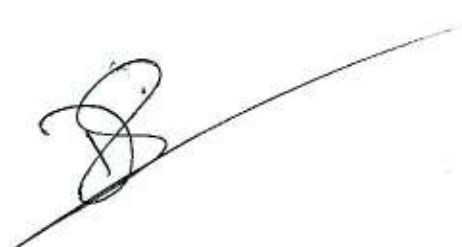



AND WHEREAS the said Transferee, the present Owner herein, has constructed a single storey building on the said premises after obtaining a sanction plan of a three storied building from the Building Department of the then Corporation of Calcutta in the year 1978 and has been possessing and enjoying the said property till then.

AND WHEREAS the aforesaid Owner have marketable title to the said premises and the said premises is free from all encumbrances, charges, lines, lispendence whatsoever or howsoever and that the Owner now absolutely seized and possessed of or otherwise well and sufficiently entitled to the land with premises as referred hereinafter.

AND WHEREAS for the purpose of physical improvement and better residential accommodation the Owner being intending to develop the said property have discussed with the Developer herein and the Developer as for mutual benefit agreed to develop the said property and to construct a Ground plus Four storied building containing residential flats and Car Parking spaces as per building plan to be sanctioned by The Kolkata Municipal Corporation in the name of the present Owner. The Owner on the basis of sharing the constructed areas in the new proposed building to be constructed between the Owner and the Developer for the purpose of recovery of the cost of the construction of the Ground Plus Four storied building by the Developer also agree to collaborate with the Developer to collect money for construction on the strength of the Power of Attorney to be given by him to the Developer or their nominees or assignees as the case may be and to construct building thereon through the Developer and to allot the flats and Car Parking Space to the said Developer save and except the flats and Car Parking Space to be retained by the Owner for his use or otherwise and occupation and the parties hereto have agreed to the terms and conditions as settled between themselves.

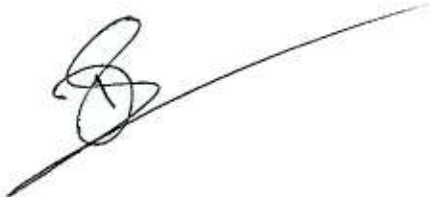
AND WHEREAS in accordance with the aforesaid representation of the Owner and subject to verification of title of the Owner concerning the said premises, the Developer have agreed to develop the said premises by constructing a residential building in and upon the said premises in accordance with the sanctioned building plan to be obtained from The Kolkata Municipal Corporation on the terms and conditions hereinafter appearing.



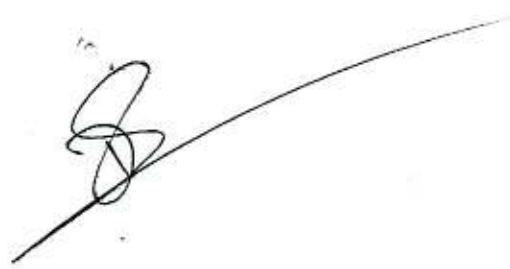

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows :

ARTICLE - I  
DEFINATION

- 1.1. OWNER ; shall mean SRI BIMAL RANJAN AICH ROY son of Late Brojendra Kishore Aich Roy, ( PAN ARGPA3875Q ), by religion - Hindu, by occupation - Surgeon, residing at 176/14/119, Raipur Road, commonly known as P-119, Regent Estate, Police Station - Jadavpur, Kolkata - 700 092 and his heirs, executors, administrators, representatives, successors, nominees and assigns as the case may be .
- 1.2. DEVELOPER ; shall mean M/S. DEBABRATA PROPERTIES PVT. LTD. a Private Limited Company, registered under the Companies Act , 1956, ( PAN AADCD1972A ), having its registered office at Premises No. 548, Parnashree Pally, Police Station - Parnashree , Kolkata - 700 060, represented by its Director namely SRI DEBABRATA SARKAR son of Late Jogesh Chandra Sarkar , ( PAN -ALGPS1082F) by faith - Hindu, by profession - Business , of 548, Parnashree Pally, Police Station - Parnashree , Kolkata - 700 060 and its Directors for the time being and its successors-in-office , nominees and assigns as the case may be .
- 1.3. PREMISES : Shall mean all that piece or parcel of land measuring 6 (six) Cottahs 9 (nine) Chittaks and 33 (thirty three ) Sq. ft. be a little more or less together with a building as standing thereon bearing Plot No. 119, J. L. No. 34 , Touzi No. 151 in Mouza Bade Raipur , formerly within Corporation of Calcutta now within The Kolkata Municipal Corporation, now known as Municipal Premises No. 176/14/119, Raipur Road, locally known as P-119, Regent Estate, Police Station - Jadavpur, Kolkata - 700 092, at present within The Kolkata Municipal Corporation, Ward No. 96, in the District of South 24 Parganas, the particular of such property morefully described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the Said Premises.






- 1.4. **BUILDING** : shall mean the proposed Ground plus four storied buildings to be constructed as per plan to be sanctioned by the Kolkata Municipal Corporation and shall include covered spaces and other area intended or meant for the enjoyment of the buildings to be constructed in and upon the said Municipal Premises No. 176/14/119 , Raipur Road, locally known as P-119, Regent Estate, at present within the Kolkata Municipal Corporation, Ward No. 96, Police Station – Jadavpur, Kolkata – 700 092 .
- 1.5 **COMMON AREAS AND FACILITIES** : shall mean the passage, ways, stair ways, stair case, gates, all rain water pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head tank, lift, lift room , underground water reservoir, boundary wall , court yard, C.E.S.C. electric connection, electric supply to common areas and facilities, electric fixtures in the common areas, main switch and other facilities which will be provided by the Developer from time to time , the particular of such common area are more clearly written in **SECOND SCHEDULE** hereunder .
- 1.6 **OWNER'S ALLOCATION** : SHALL MEAN after completion of construction of the new proposed building the Owner shall be allotted with ALL THAT self contained habitable flats complete in all respect in the entire Third Floor and entire Fourth Floor of the new proposed building which is equivalent to 50 % ( Fifty percent ) of the total sanctioned FAR AND along with similar 50 % ( Fifty percent ) of the total sanctioned Car Parking Spaces in the Ground floor of the new proposed building as per plan as to be sanctioned by The Kolkata Municipal Corporation including proportionate share of land underneath with the common facilities and amenities as to be provided in the said building to be constructed as per specification mentioned in the Schedule given herein below at Municipal Premises No. 176/14/119, Raipur Road, locally known as P - 119, Regent Estate, Police Station - Jadavpur , Kolkata - 700 092 at present within the Kolkata Municipal Corporation, Ward No. 96 .
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- 1.7 **DEVELOPER'S ALLOCATION** : shall mean remaining constructional habitable areas in the entire First Floor and entire Second Floor of the new proposed building consisting of several self contained Flats and Car parking spaces ( save and except Owner's allocation ) as per new proposed building plan as to be sanctioned by The Kolkata Municipal Corporation , in respect of the said proposed building including proportionate share of land underneath with the common facilities and amenities as to be provided in the said building to be constructed as per specification given below at Municipal Premises No. 176/14/119, Raipur Road, locally known as P-119, Regent Estate, Police Station – Jadavpur, Kolkata - 700 092 at present within The Kolkata Municipal Corporation , Ward No. 96 .
- 1.8 **ARCHITECT** : shall mean any person or firm or Company to be appointed by the Developer as the Architect of the buildings at its own costs and responsibility .
- 1.9 **BUILDING PLAN** : shall mean the plan/plans for construction of the building at the said Municipal Premises No. 176/14/119 , Raipur Road , locally known as P-119 , Regent Estate, Police Station - Jadavpur , Kolkata - 700 092 , at present within The Kolkata Municipal Corporation , Ward No. 96 , as may be sanctioned by The Kolkata Municipal Corporation and shall include any amendments thereto or modifications thereof made or caused by the Developer with the approval of the Owner.
- 1.10 **FLOOR AREA RATIO** : shall mean constructed area available for the purpose of getting sanctioned plan of the newly proposed building from The Kolkata Municipal Corporation for construction purpose at the said premises as per the building Regulation under the Kolkata Municipal Act .
- 1.11 **TIME** : The building shall be completed and to be constructed by the Developer within 24 (Twenty four) months from the date of obtaining sanctioned building plan from The Kolkata Municipal Corporation and/or handing over possession of the



said premises to the Developer for construction which ever is later . Time is the essence of this contract.

- 1.12 TRANSFER : with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transferred of space in the newly constructed building to the intending Purchaser(s) thereof.
- 1.13 TRANSFEROR : shall mean a person to whom any space in the building has been transferred by the Owner and the Developer.
- 1.14 WORD : importing singular shall include plural and vice versa.
- 1.15 MASCULINE shall include the feminine and neuter gender and vice versa.

#### ARTICLE - II COMMENCEMENT

This agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

#### ARTICLE - III TITLE INDEMNITIES AND REPRESENTATIONS

The Owner do hereby declare as follows :

- 3.1 a) That the Schedule below property is a lease hold property granted in favour of Sanat Kumar Roy by the Govt. of West Bengal subsequently transferred in favour of the present Owner namely Sri Bimal Ranjan Aich Roy son of Late Brojendra Kishore Aich Roy, as Lessee on 07.04.1977 and to have and to hold the same for the residual period of ninety nine years with effect from 05.05.1966 paying annual rent at the rate of Re.1/- per year payable by the Owner inclusive of dues if any .






- b) That it is clearly mentioned in the said lease that if the Lessee die intestate in such case the persons to whom the lease hold premises be so bequeathed or the heirs of the deceased shall hold the said property .
- c) That as per provision contained in the said lease the Lessor will on the written request grant a lease of the demised premises for the further term of ninety nine years from the expiration of the said term at the same rent and without requiring payment of any further premium.
- d) That there is no bar for the Owner as Assignor to transfer and/or Assign the Leasehold interests of any part or portion of the newly constructed building to any intending Purchasers being the nominee and/or assignee of the Developer for the residue of the term granted and now remaining unexpired .

The present Owner further declare and covenant with the Developer as follows :-

- 3.2 That the present Owner now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT Municipal Premises No. 176/14/119, Raipur Road , locally known as P-119 , Regent Estate , at present within The Kolkata Municipal Corporation , Ward No. 96 , Police Station – Jadavpur , Kolkata - 700 092 .
- 3.3 That the said Premises is free from all encumbrances, charges, liens, lispens, acquisitions , requisitions, attachments and trusts of whatsoever or howsoever nature .
- 3.4 That the present Owner shall apply for before the authority concern for assignment and/or transfer the impartible share of land in the Assignees/Transferees/ Purchasers if required .
- 3.5 That there is no attachment under the Income – Tax Act. 1961 or under any of the provisions of the Public Debt Recovery Act , in respect of the said Premises




or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such Proceedings have been received served on the Owner by any of the said authority to the knowledge of the Owner.

- 3.6 That the Owner have absolute right and authority to enter into this Agreement with the Developer in respect of the said Premises.
- 3.7 That the Owner does not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 in respect of the said Premises .

#### ARTICLE - IV

#### THE OBLIGATIONS AND RIGHTS OF THE DEVELOPER

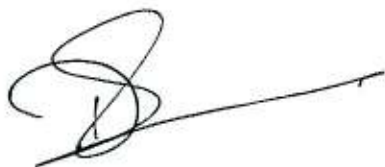
- 4.1 The obligation of the Developer shall be as follows :
- a) To survey the said Premises and to make the Plan and have the same approved by the Owner.
  - b) To obtain permission from the Land Ceiling Authorities, if required.
  - c) To submit the Plan signed by the Owner to The Kolkata Municipal Corporation and other authorities and to pay necessary fees therefor.
  - d) To receive the plan from The Kolkata Municipal Corporation.
  - e) To commence construction and complete the building in all respect according to the Plan within the specified time as mentioned in para 1.12 as above.
- 4.2 If required the plan be amended for better utilisation of the building and the same will be done at the cost of the Developer and with the consent of the Owner and the Owner shall sign all such plans, papers as may required under the Law.
- 4.3 The Developer shall obtain completion certificate of the building from The Kolkata Municipal Corporation and shall produce for inspection to the Owner before handing over possession to the Owner of his allocated portion.





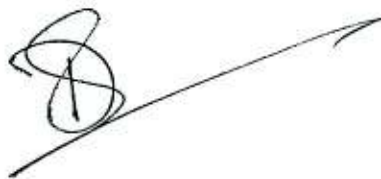

ARTICLE - V  
POSSESSION

- 5.1 It is agreed by and between the Owner and the Developer that simultaneously within the execution of this Agreement the Owner shall transfer peaceful vacant possession of the said premises to the Developer for subsequent development and commencement of construction in or upon the Premises. The construction will be in accordance with the Municipal sanctioned Plan. The Owner shall allow the Developer to remain in occupation of the said Premises only for the purposes of construction and allied activities during the period of this agreement and until such time the proposed building is completed in all respect and vacant possession of the Owner's portion is delivered to the Owner. During such period the Owner shall not prevent the Developer from constructing in accordance with the plans sanctioned by The Kolkata Municipal Corporation but it is essential condition of this Agreement that in the event the Developer is in default of the completion of the construction within the period of 24 (Twenty four) months with an extension of six months more if required from the date of sanction of building plan save and except delay due to force majeure reasons or in the event the Developer abandoning the completion of the construction, then in such case this Agreement shall stand absolutely void and this Agreement shall ipsofacto stand cancelled without prejudice to the rights of the Owner to get the incomplete construction be vested to the Owner and the Owner shall be entitled to complete the construction at his own cost and/or by making such arrangement as circumstances may require and without having any interruption whatsoever by the Developer but subject to force majeure reasons and in such case simultaneously upon termination of the this Agreement the Developer shall be entitled to only the cost and expenses incurred by them till date for the construction work done till that date which is to be ascertained by a chartered valuer.



ARTICLE - VI  
DEVELOPER'S RIGHT & REPRESENTATION

- 6.1 The Owner hereby grant subject to what has been herein under provided exclusive right to the Developer to develop the said Premises and construct building at the said premises in accordance with the new plan or plans as to be sanctioned by the Kolkata Municipal Corporation and/or by any other appropriate authority with or without any amendment and/or modification, with the approval of the Owner.
- 6.2 All applications , plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from the Kolkata Municipal Corporation , shall be prepared and submitted by the Developer on behalf of the Owner at the cost and expenses of the Developer and the Owner shall sign and execute all such plans and applications , other papers and documents as and when necessary and the Developer shall pay and bear all fees charges and expenses required to be paid or deposited for obtaining sanction of plan and development of the said premises including Architect's fees and the Owner shall have no responsibilities to bear any cost whatsoever.
- 6.3 That save and except the Owner's allotted portion the Developer has full rights to execute any agreement for sale , in respect of the Developer's allocation for residential purposes according to its own choice .



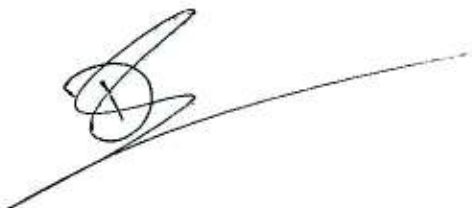


ARTICLE – VII  
DEVELOPER'S OBLIGATIONS

- 7.1 Immediately after the execution of this Agreement the Developer shall at its own cost and expenses prepare or cause to be prepared a plan for construction and erection of a new building at the said premises and the Developer shall submit the same before the Kolkata Municipal Corporation for sanction .
- 7.2 The Developer shall use and/or cause to be used such standard building materials as shall be specified by the licenced building Surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of I.S. Specification and the building rules regulations and /or orders in force for the time being .
- 7.3 The building shall be created , constructed and completed by the Developer shall consist of the specification provided in SECOND SCHEDULE hereunder written and all Flats/Units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. Under no circumstances, irrespective of any ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owner in respect of erection , construction and completion of the said Owner's allocated portion / portions .
- 7.4 The Developer shall construct and complete the Building under its direct supervision and control and with the best workmanship and like manner and shall comply with all statutory Regulations, Building Rules and statutory stipulations from time to time to be imposed or as would be made applicable, in the event the Developer assigns or Sub-Contracts any part of the work, it shall ensure incorporating of the above restrictions and compulsory stipulations for record and full compliance. Notwithstanding the above , the Developer shall remain responsible and liable for fulfillment of the terms and obligations contained herein .



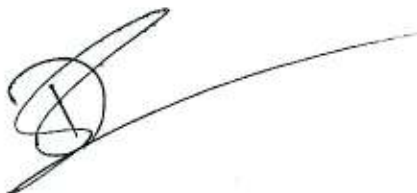
- 7.5 All costs , charges, fees, levies, impositions, statutory payments, taxes and expenses of whatever name called for erection , construction and completion of the said building , its materials, fittings and fixtures in all respect , including connections of water , sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer and the Owner have no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses by whatever name called relating to and/or arising there from in any manner of whatsoever nature . However to avoid any future doubts , it is made clear that the costs, deposit and charges for individual and separate Electricity Meters for the respective Flat/Unit and proportionate costs and expenses for the main 440 volt connection and installation of transformer if required , switch gear and/or other electric equipments shall be borne by the concerned Unit Owner and the Developer shall have no financial liability for the same.
- 7.6 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction and completion of the building in totality . Under no circumstances the Owner shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer. The Developer shall at its own costs and expenses, cause to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein.
- 7.7 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion (as defined hereinbefore)





or any part thereof, the Developer shall fully comply with, observe, fulfill and perform the requirements under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the Owner shall not be responsible or liable for any commitments that may be made by the Developer.

- 7.8 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owner indemnified for the same and all consequences. It is specifically agreed and understood that the Owner shall not be responsible and/or liable either for any act or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, proceedings and consequences arising therefrom shall be attended to, defended, prosecuted and complied with and faced by the Developer at its own costs and expenses and shall keep the Owner indemnified from all or any loss damages, costs and consequences, suffered or incurred therefrom.
- 7.9 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer's employees or workmen and the Owner shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever.
- 7.10 The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees,



architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof and the Owner shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon them and the Developer shall keep the Owner indemnified from all or any claim, damages, payments costs and consequences suffered or incurred therefrom.

- 7.11 The Owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection construction and completion of the Building or any part thereof provided standard materials.
- 7.12 The Developer shall be duty bound to complete the Owner's allocated portion in all respect including domestic water and sewerage , electric connections as well as common areas and facilities and make the same fully habitable for user as per law within the said 24 (Twenty Four) months from the date of obtaining sanction of building plan with an extension of further six months time if required which unless prevented by Force Majure reasons at the said premises without default or deviation ;

ARTICLE - VIII  
OWNER'S OBLIGATIONS

- 8.1 The Owner shall sign and execute all plans , drawings , specifications , elevations, forms , applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent , sanction or licence required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.






- 8.2 To provide the Developer with appropriate powers as are or may be required in connection with sanction, construction, erection completion of the newly proposed building and to appear for and represent the Owner before all concerned authorities and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licences and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electrically or as may required from time to time, in accordance with law and/or otherwise concerning negotiations for transfer of flats to the intending Purchasers thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owner hereby with the clear concept of the Developer appoint SRI DEBABRATA SARKAR son of Late Jogesh Chandra Sarkar, Director of M/S. DEBABRATA PROPERTIES PVT. LTD. the Developer herein as his Attorney to do all the acts, deeds and things for completion of the newly proposed building at the aforesaid premises.

#### ARTICLE - IX

#### COMMON RESPONSIBILITIES

- 9.1 As soon as the building is completed, the Developer shall give written notice to the Owner requiring the Owner to take possession of Owner's allocation in the building and as from date of service of such notice and for all times thereafter the parties shall be exclusively responsible for the payment of all Municipal and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever payable in respect of their allocations. Such areas to be apportioned prorata with reference to the total built up space in the building if they are levied on the Building as a whole.
- 9.2 The Owner shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly

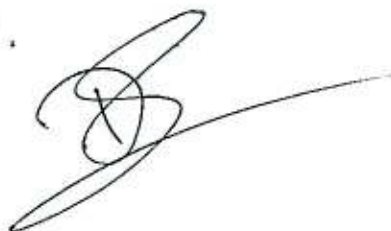


instituted against may be consequent upon default by the Owner in this behalf in respect of its proportionate share of the said rates.

- 9.3 As and from the date of service of notice of possession, the Owner shall also be responsible to pay and bear and shall pay to the Developer service charges for the common facilities of the share/flats in the building payable with respect to the Owner's allocation and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, pump, motors lift and other electrical and mechanical installations, appliances and equipment, stairways, open spaces and other common facilities whatsoever.

ARTICLE - X  
MISCELLANEOUS

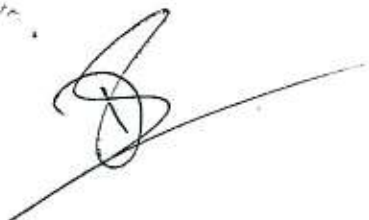
- 10.1 In the event the Owner is desirous of having any additional or special type of fittings other than that provided hereunder written in his allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owner immediately on demand by the Developer. However to be more specific the Owner shall be entitled to the items mentioned in the specification morefully described in the Schedule of Specification herunder written.
- 10.2 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said building shall always remain common, impartible, indefeasible and undivided, whereas the Owner shall be at liberty to deal with his allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided



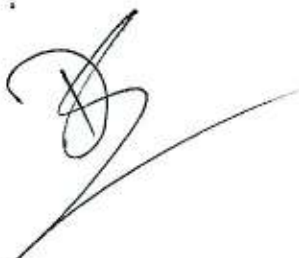


proportionate part or share of the land as well as common areas and facilities in accordance with law.

- 10.3 Without first providing the Owner's allocation portion complete in all respects and useable under the law as well as completion of the common area and facilities as per specification provided in these presents or otherwise as may be mutually agreed in writing, only after obtaining completion/occupancy certificate from the Kolkata Municipal Corporation or any other authority or authorities the Developer shall not be permitted to and/or be entitled to grant and/or give possession or permit possession of by whatever name called of its allocated portion mentioned herein above or any part thereof in any manner whatsoever or to create any encumbrances and/or charges or lispendences thereto.
- 10.4 The Owner shall be entitled to deal with sell, transfer and grant, lease and/or in any manner dispose of the Owner's allocation for which no further consent of the Developer shall be required and the Owner will be entitled to receive, realize and collect all sale proceeds, issues and profits arising therefrom.
- 10.5 The Owner shall be entitled to sale and Transfer his share into or upon the said premises or in the Owner's allocation and the Developer shall be liable to deliver the share of allocation of the Owner to the transferee or nominee or nominees.
- 10.6 The format of the Draft Indenture of Assignment, that may be required to be executed and registered by the Owner unto and in favour of the Developer and/or its nominee or nominees in respect of and/or relating to the Developer's allocated portions and/or any part thereof, shall be prepared by the Developer's Advocate and to be approved by the Owner and the Owner shall only execute Indenture of Assignment unto and in favour of the Developer and/or its nominee or nominees at their cost as the case may be subject to the terms and conditions provided herein.



- 10.7 Subject to the above restrictions and conditions contained herein the Developer shall be entitled to enter into any contract or agreement relating to allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the Owner shall execute required Indenture, unto and in favour of the said nominee or nominees of the Developer and cause the same registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto and paid and borne by the Developer and/or its nominee or nominees, as the case may be.
- 10.8 The Owner and the Developer have entered into this agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Owner and the Developer or a joint venture between the Owner and the Developer nor shall the Owner and the Developer in any manner constitute an association of persons. Each party shall keep the other indemnified from against the same.
- 10.9 The Owner and the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure with a view that obligation of the party effected by the force majeure.
- 10.10 It is understood that from time to time to enable the construction of the building by the Developer, various deeds, matters and things not herein specifically referred to as may be required to be done by the authority of the Owner and various application and other documents may be required to be signed or made by the Owner relating to which specific authorisation is to be given to the Developer to do all such acts, deeds, matters and things and undertakes forth with upon being required by the Developer in this behalf to execute any such additional powers or authorities as may be required by the Developer for the purpose as also and the Owner undertake to sign and execute all such additional applications and other





documents as may be reasonably required for the purpose with prior approval of the Owner and by giving prior information.

- 10.11 The Developer shall in consultation with the Owner and his approval frame the rules and regulations regarding the rights and obligations of the user and condition of common services and also the common restrictions which have to be normally kept in the transfer of the Ownership flats.
- 10.12 The Owner hereby agree to abide by all the rules and regulations of such management Society/Association and hereby give their consent to abide by the same.
- 10.13 Any notice required to be given by the Developer shall be without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand or sent by registered post and shall be deemed to have been served on the Developer by the Owner, if delivered by hand or sent by registered post.
- 10.14 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer as creating any right, title, or interest in respect thereof in favour of the Developer other than exclusive license to the Developer to commercially exploit the same in terms hereof.
- 10.15 The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises (for the commencement of work at the said premises) to the Developer by the Owner until delivery of possession of the Owner's allocation in the proposed building is/are handed over to the Owner.
- 10.16 It is clarified that all works of development shall be done by the Developer at its own costs and expenses but for and on behalf of themselves



and/or its nominee/nominees in respect of the Developer's Area and for and on behalf of the Owner in respect of the Owner's Area.

- 10.17 The consideration for the purposes herein shall be the construction costs of the Owner's Area to be incurred by the Developer and any further amounts if any agreed hereunder.
- 10.18 All municipal taxes and other outgoings in respect of the said premises upto the date of handing over possession of the said premises to the Developer shall be borne and paid by the Owner save and except the tax liability as aforesaid and thereafter shall be borne by the Developer. At the expiry of 30 (thirty) Days from the date, the Developer service to the Owner a notice of completion of the Owner's Allocation under the terms of this agreement, the liability of the Developer to pay the Municipal taxes and other liabilities in respect of the Owner's Allocation would cease to continue.
- 10.19 Within six months of the completion of the project, the Developer will assist the Owner and the Other Unit Owner to cause an Association or body of flat Owner to be formed for the maintenance and management of the premises and the cost of such formation and incidental thereto shall be borne by the Owner and the Developer or their respective nominees in their proportionate right.
- 10.20 Till such time the Association or body is not formed, the premises shall be managed and maintained by the Developer and the cost thereof as mutually agreed upon by the Developer and the Owner, would be borne and paid by the Owner and the Developer or their respective nominees in their respective proportionate share. The rules and regulations for such management and maintenance shall be as such as may be duly agreed upon by the Owner herein and the Developer.





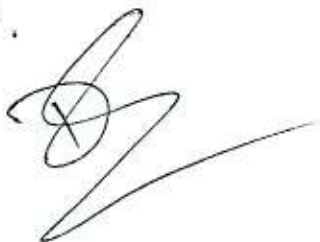
- 10.21 The certificate of the Architect relating to completion of construction/development and the costs incurred therefore shall be final.
- 10.22 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owner and sent to his respective last known address or addresses intimating that the Owner's Area completed in the manner stated herein and is ready for delivery after obtaining the completion or occupancy certificate of the concerned or Municipal authorities, shall completely absolve the Developer of its obligation to deliver the Owner's Area to the Owner under this Agreement.

ARTICLE - XI  
FORCE MAJURE

- 11.1 The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, labour unrest and/or any other acts or commission beyond the control of the Developer affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the "FORCE MAJURE".

ARTICLE - XII  
ARBITRATION

In case of any dispute differences or question arising between the parties with regard to the interpretation meaning or scope of this agreement of any rights and liabilities of the parties under the agreement or out of the agreement or in manner whatsoever concerning this agreement and same shall be referred to arbitration under the provision of the Indian Arbitration & Conciliation Act 1996 and/or statutory modification or enactment thereto. Such arbitration shall be



governed by the provisions of Indian Arbitration & Conciliation Act 1996 or any statutory, enactment or modification thereof and Award made and published by the Arbitrator shall be final and binding on the parties hereto.

ARTICLE – XIII  
JURISDICTION

Court at Kolkata alone shall have jurisdiction to entertain and try all action, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO  
(Particulars of the Property)

ALL THAT piece or parcel of land measuring 6 (six) Cottahs 9 (nine) Chittaks and 33 (thirty three) Sq. ft. be a little more or less together with a building as standing thereon bearing Plot No. 119, J. L. No. 34, Touzi No. 151 in Mouza Bade Raipur, then Police Station - Tollygunge now Jadavpur, formerly within Corporation of Calcutta now within The Kolkata Municipal Corporation, now known as Municipal Premises No. 176/14/119, Raipur Road, locally known as P-119, Regent Estate, at present within The Kolkata Municipal Corporation, Ward No. 96, Police Station - Jadavpur, Kolkata - 700 092, in the District of South 24 Parganas. This said land is butted and bounded in the following manner:-

ON THE NORTH	:	By Plot No. 120.
ON THE SOUTH	:	By Plot No. 118.
ON THE WEST	:	By Plot No. 105 & 106.
ON THE EAST	:	By 30' feet wide Road.

SECOND SCHEDULE  
SPECIFICATION OF THE CONSTRUCTION

The Quality of the Structures as well as the specification, Guidelines regarding strength of the building etc. as per The Kolkata Municipal Corporation Rules shall be followed by the Developer.



1. FOUNDATION &  
SUPER STRUCTURE

The building will be designed on R.C.C. column foundation.

All internal walls are 100/75 mm. thick and hollow external walls of 200/250 mm thick for better thermal and sound insulation.

A.C.C. manufactured R.M.C. will be used in slab casting.

DOORS & WINDOWS

Polished teak laminated flush door Entrance door with hatch bolt and night latch.

Painted Flush Door as internal doors with tower bolt.

Windows are Aluminium sliding shutter with glass.

FLOORING

Vitrified tile on Living/Dinning & Ceramic tile on Bed rooms.

WALLS

Interior walls – finished with plaster of paris.

Exterior walls – painted with suitable shades of exterior weather shield max paint.

KITCHEN

One Udaipur Green marble cooking platform.

Vitrified tile/Ceramic tile floor and mono coloured glazed tiles as wall dado.

TOILET

Parryware white commode with flush valve/metropole.

Juquar/Essco continental faucets with hot and cold water only in shower.

White basin in both the toilet.

Ceramic tile floor and mono coloured glazed tiles as wall dado up to a height of 7'-0".

## ELECTRICALS

Concealed copper wiring with P.V.C. pipes and piano type switches.

Bed room – two light points, one fan point, one 5 amp. and one 15 amp. plus point for A.C. and one foot light.

Drawing and Dinning – three light points, two fan points, two 5 amp & one 15 amp. Plug point for A.C. and separate point for television, telephone and call bell.

Toilet - one light point, one 5 amp. one 15 amp. plug point for geyser and one exhaust fan point.

Kitchen – one light point, two 5 amp. for water filter and chimney and one 15 amp. plug point for microwave oven.

Balcony – one light point.

## FACILITIES

- 1 no. 4 passenger lift.
- Roof with special treatment for thermal insulation and waterproofing.
- Common toilet for servant in the Ground floor.






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

SIGNED AND DELIVERED

by the OWNER at Kolkata

In presence of:

Mithun Pandit  
Alipore Police Court  
Kol-27.

*Mihir Lata Dutta Roy*

AS CONSTITUTED ATTORNEY  
OF  
SRI. BIMAL RANJAN AICHROY.

*Gautam Khan*  
Alipore police court  
Kol-27

SIGNED, SEALED AND DELIVERED

by the DEVELOPER at Kolkata

In presence of:

Mithun Pandit  
Alipore Police Court  
Kol-27

DEBABRATA PROPERTIES PVT. LTD.

*Debahindasankar*  
Director

Director

*Gautam Khan*  
Alipore police court  
Kol-27

DRAFTED BY:—

Subir Sankar (Adv)  
Alipore Police Court. Col-27  
F-1083/09

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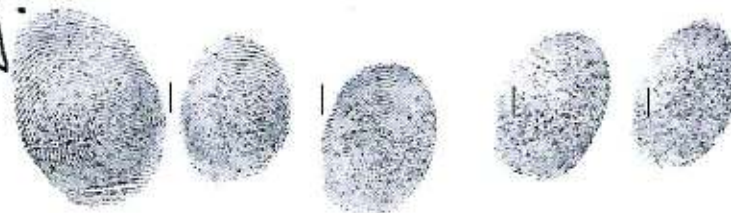


Left Hand  
Finger Prints



Right Hand  
Finger Prints

*Mridula Roy*



Name :- *MRIDULA DUTTA ROY*   Signature :- *Mridula Dutta Roy*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- *DEBABRATA SARKAR*   Signature :- *Debabrata Sarkar*










DEBABRATA PROPERTIES PVT. LTD.

Director

Director






Land Lord Details

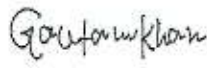
No.	Name, Address, Photo, Finger print and Signature									
1	<p>Mr BIMAL RANJAN AICH ROY                      Son of Late BROJENDRA KISHORE AICH ROY                      176/14/119 ARIPUR ROAD, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-                      Parganas, West Bengal, India, PIN - 700092                      Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ARGPA3875Q,                      Status : Self                      Represented by his constituted attorney as given below:-</p>									
1(1)	<p>Smt MRIDULA DUTTA ROY                      Daugther of Mr BIMAN DUTTA ROY                      13 SHAKTIGARH, P.O:- JADAVPUR, P.S:- Jadavpur,                      Kolkata, District:-South 24-Parganas, West Bengal, India,                      PIN - 700032                      Sex: Female, By Caste: Hindu, Occupation: Service, Citizen                      of: India, PAN No. AIWPD2348C,                      Status : Attorney                      Date of Execution : 01/09/2015                      Date of Admission : 01/09/2015                      Place of Admission of Execution : Office</p>	<table border="1"> <tr> <td data-bbox="954 651 1145 869">  </td> <td data-bbox="1251 680 1401 869">  </td> </tr> <tr> <td data-bbox="922 875 1177 949">                     9/1/2015 1:32:14 PM hrs                 </td> <td data-bbox="1198 869 1458 972">                     LTI                      9/1/2015 1:32:29 PM hrs                 </td> </tr> <tr> <td colspan="2" data-bbox="927 1032 1299 1160">  </td> </tr> <tr> <td colspan="2" data-bbox="1027 1167 1331 1211">                     9/1/2015 1:32:45 PM hrs                 </td> </tr> </table>			9/1/2015 1:32:14 PM hrs	LTI 9/1/2015 1:32:29 PM hrs			9/1/2015 1:32:45 PM hrs	
										
9/1/2015 1:32:14 PM hrs	LTI 9/1/2015 1:32:29 PM hrs									
										
9/1/2015 1:32:45 PM hrs										

**Developer Details**

Name, Address, Photo, Finger print and Signature

1	M/S DEBABRATA PROPERTIES PVT LTD 548 PARNASHREE PALLY, P.O:- PARNASREE, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 PAN No. AADCD1972A, Status : Organization Represented by representative as given below:-		
1(1)	Mr DEBABRATA SARKAR, DIRECTOR Son of Late JOGESH CHANDRA SARKAR 548 PARNASREE PALLY, P.O:- PARNASREE, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALGPS1082F, Status : Representative Date of Execution : 01/09/2015 Date of Admission : 01/09/2015 Place of Admission of Execution : Office	 9/1/2015 1:31:20 PM hrs	 LTI 9/1/2015 1:31:35 PM hrs
		 9/1/2015 1:31:57 PM hrs	

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr GOUTAM KHAN Son of Mr GOPAL KHAN ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Smt MRIDULA DUTTA ROY, Mr DEBABRATA SARKAR	 9/1/2015 1:33:41 PM hrs

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

*Mridula Roy*





Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No. 176/14/119, Ward No: 96		6 Katha 9 Chatak 33 Sq Ft	1/-	52,53,406/-	Proposed Use: Bastu, Width of Approach Road: 30 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	600 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	600 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUBIR SANTRA
Address	ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate



Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160506100 / 2015

16051000224467/2015

Serial no/Year

1605007193 / 2015

I - 160506100 / 2015

[0110] Sale, Development Agreement or Construction agreement

Mr DEBABRATA SARKAR Presented At

Office

Name of Presentant

Date of Execution

01-09-2015

Date of Presentation

01-09-2015

Remarks

On 01/09/2015

**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 13:06 hrs on : 01/09/2015, at the Office of the A.D.S.R. ALIPORE by Mr DEBABRATA SARKAR ..

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

Execution is admitted on 01/09/2015 by

Mr DEBABRATA SARKAR, DIRECTOR, M/S DEBABRATA PROPERTIES PVT LTD , 548 PARNASHREE PALLY, P.O: PARNASREE, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700060

Identified by Mr GOUTAM KHAN, Son of Mr GOPAL KHAN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Others

**Executed by Attorney**

Execution by

Smt MRIDULA DUTTA ROY, 13 SHAKTIGARH, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032 as the constituted attorney of

1. Mr BIMAL RANJAN AICH ROY, 176/14/119 ARIPUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092

Identified by Mr GOUTAM KHAN, Son of Mr GOPAL KHAN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Others

is admitted by him

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**



Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Draft Rs

Impressed type of Stamp, Serial no 6065, Purchased on 17/08/2015, Vendor named S K

Draft

1000/- is paid, by the Draft(8554) No: 000406006279, Date: 01/09/2015, Bank: STATE BANK OF INDIA

TARATALA.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 17/08/2015

**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 57,03,406/-



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal