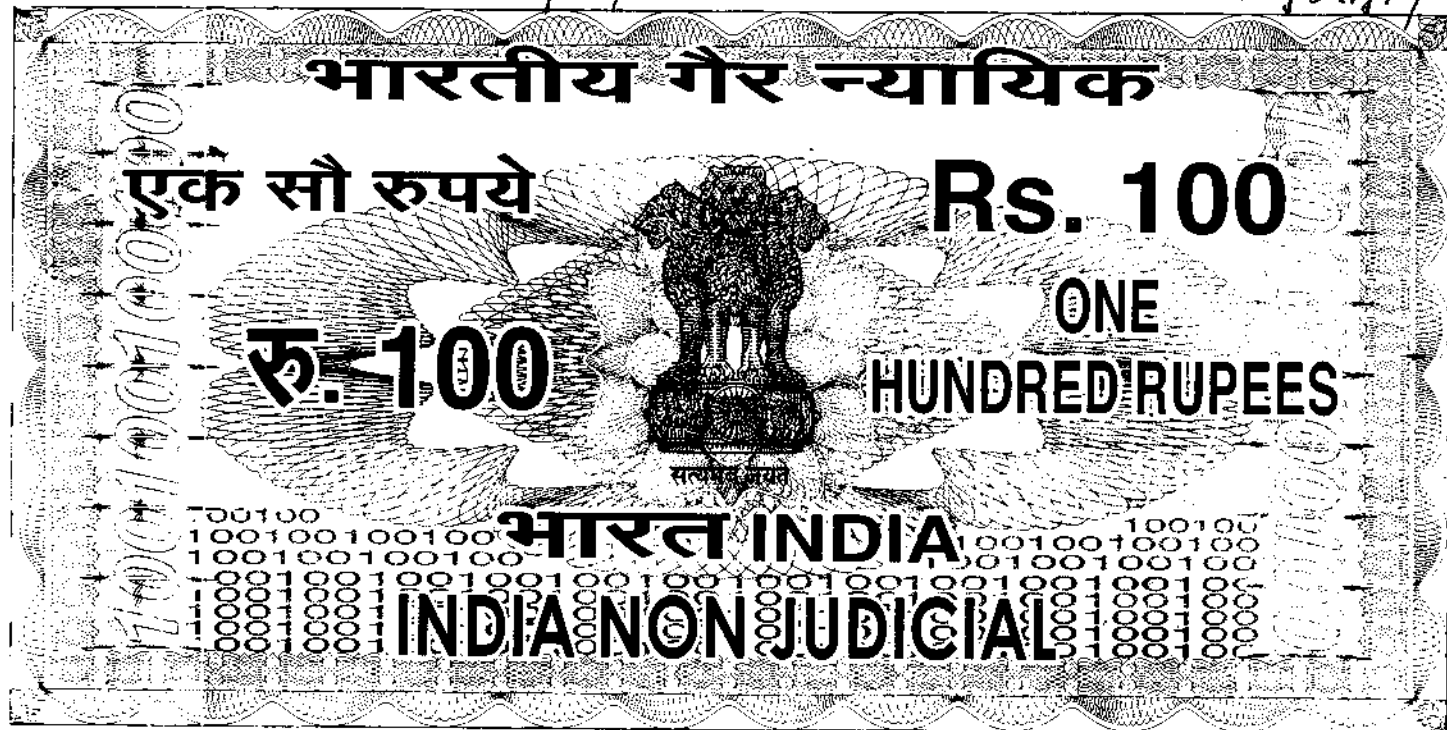


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18) प्रश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 880167

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

[Signature]
Additional Registrar
of Assurances-I, Kolkata

Q.No - 79296/17
MV-10374820/17

10 MAR 2017

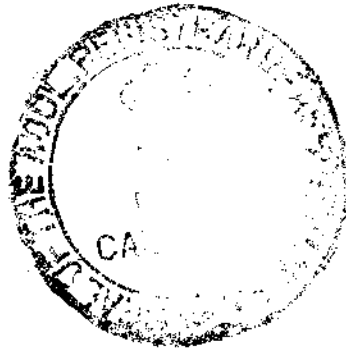
DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and/or executed on this the 9th day of March, Two Thousand and Seventeen.

383585

S.L. No.....Sold To..... Global Enclave Pvt Ltd
 Rs.....Addr..... 2A, G. C. Ave No-13.
 P. K. DAS
 (Govt.) LICENSED STAMP VENDOR
 11A, Mirza Galib Street, Kol-87
 L. No-285, Rs.....
 Issue Date.....Sign.....

03 MAR 2017



Handwritten signature

Identified by me
 Bijoy Kr. Mukhopadhyay.
 s/o. Late S. R. Mukh^{Adv.}opadhyay.
 City Civil Court,
 Calcutta.
 WB/3242/1999.

ADDITIONAL REGISTRAR
 GENERAL REGISTRY
 10 MAR 2017

BY AND BETWEEN

(1) **SRI SUJAL SAHA** (Income Tax PAN: AJWPS7978N), son of Late Ashutosh Saha, by faith-Hindu, by Occupation – Retired, by Nationality – Indian, residing at 64/4B/8, Beliaghata Main Road, Police Station - Beliaghata, Post Office – Beliaghata, Kolkata - 700 010, (2) **SMT. MUNMUN PODDER** nee **SAHA** Alias **MUNMUM PODDAR** (Income Tax PAN: APWPP8238A), daughter of Late Ashutosh Saha, by faith-Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 66, S. K. Deb Road, Police Station – Lake Town, Post Office – Lake Town, Kolkata - 700048, (3) **SMT. MAYA SAHA** (Income Tax PAN: CXBPS3926F) daughter of Late Santosh Kumar Saha, by faith-Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 164, Regent Colony, Police Station - Jadavpur, Post Office – Regent Park, Kolkata - 700040, (4) **SMT. SARMILA DAS** Nee **SAHA** Alias **SHARMILA DAS** (Income Tax PAN: BAXPD6677G), daughter of Late Santosh Kumar Saha, by faith-Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 4C, Pitamber Ghatak Lane, Police Station - Alipore, Post Office – Alipore, Kolkata - 700027, (5) **SRI SWAPAN KUMAR SAHA** (Income Tax PAN: AJRPS1185Q), son of Late Santosh Kumar Saha, by faith-Hindu, by Occupation – Business, by Nationality – Indian, residing at 64/4B/8, Beliaghata Main Road, Police Station – Beliaghata, Post Office – Beliaghata, Kolkata - 700010, (6) **SMT. MINA GUPTA** (Income Tax PAN: AELPG9593D), wife of Sri Anil Kumar Gupta, by faith - Hindu, by nationality – Indian, by occupation – Business, residing at 20A, Ram Kanai Adhikari Lane, Police Station – Muchipara, Post Office – Bow Bazar, Kolkata – 700012 and (7) **SRI RAHUL GUPTA** (Income Tax PAN: BSBPG9571J), son of Sri Anil Kumar Gupta, by faith - Hindu, by nationality – Indian, by occupation – Business, residing at 3G/1G/1B, Gagan Sarkar Road, Police Station & Post Office - Beliaghata, Kolkata – 700010, hereinafter called and referred to as '**OWNERS**' (which term or expression shall, unless otherwise

excluded by or repugnant to or inconsistent with the subject or context, be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

-AND-

M/S. GLOBAL ENCLAVE PRIVATE LIMITED (Income Tax PAN: AAECG0904E) a company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 2A, Ganesh Chandra Avenue, Room No.6A, 6th Floor, Police Station – Bow Bazar, Post Office – Dharamtalla, Kolkata – 700013, duly represented by one of its directors, Mr. Anil Kumar Gupta, son of Late Sundar Lal Gupta, hereinafter called and referred to as '**the Developer**' (which term or expression shall, unless excluded by or repugnant to or inconsistent with the subject or context, be deemed to mean and include its successors-in-office, successors-in-interest, administrators, legal representatives and/or assigns) of the SECOND PART.

WHEREAS by strength of the deed of partition dated 4th December, 1963 registered with the office of the Sub-Registrar of Sealdah, 24 Parganas and recorded in Book No.I, Volume No.57, Pages 279 to 285, Being No.2963 for the year 1963, Sri Ashutosh Saha, since deceased, Sri Santosh Kumar Saha, since deceased, and Sri Paritosh Saha, since deceased became the joint and absolute owners in respect of the Premises No. 64/4B/8, Beliaghata Main Road, Police Station - Beliaghata, Kolkata - 700010 free from all encumbrances.

AND WHEREAS the said Ashutosh Saha, since deceased, Sri Santosh Kumar Saha, since deceased, and Sri Paritosh Saha, since deceased, had during their

lifetime, duly mutated their respective names as the joint owners with regard to the aforesaid property lying and situated at 64/4B/8, Beliaghata Main Road, Police Station - Beliaghata, Kolkata - 700010 in the records of the concerned department of the Kolkata Municipal Corporation.

AND WHEREAS the said Ashutosh Saha died intestate on 10th February, 1987 leaving behind his wife, Smt. Renuka Saha, his son Sri Sujal Saha and his daughter Smt. Munmun Podder nee Saha as his heirs and legal representatives. The said Renuka Saha subsequently died intestate on 26th January, 2011, being survived by her son Sri Sujal Saha and her daughter Smt. Munmun Podder nee Saha as her legal heirs and representatives to inherit the estate of the said Ashutosh Saha, since deceased.

AND WHEREAS the said Santosh Kumar Saha died intestate on 7th April, 2005 leaving behind his wife Bimala Saha and two daughters, Smt. Maya Saha and Smt. Sarmila Das nee Saha and one son of said Santosh Kumar Saha's deceased Second wife namely Ratna Saha Sri Swapan Kumar Saha as his legal heirs and representatives to inherit his estate free from all encumbrances.

AND WHEREAS the said Paritosh Saha died intestate on 24th February, 2010, being survived by his wife Reba Saha, since deceased, and his only son Sri Krishnendu Saha as his legal heirs and representatives to inherit his estate free from all encumbrances to the exclusion of all others.

AND WHEREAS subsequently, the said Smt. Reba Saha died intestate on 11th January, 2012, leaving behind her said son Sri Krishnendu Saha as her sole heir who exclusively inherited the estate of his father, Paritosh Saha, since deceased.

AND WHEREAS at present, the said property comprised of a plot of land measuring an area of about 1 Bigha 10 chittaks 2 square feet, be the same a little more or less, togetherwith three storied structure and building standing thereon lying and situated at 64/4B/8, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 is jointly owned and absolutely seized and possessed by the said Sri Sujal Saha, Smt. Munmun Podder nee Saha, Smt. Bimala Saha, Smt. Maya Saha, Smt. Sarmila Das nee Saha, Sri Swapan Kumar Saha and Sri Krishnendu Saha free from all encumbrances, all of them having inherited the respective shares in the aforesaid property from their respective predecessors from time to time.

AND WHEREAS by strength of the aforesaid deed of partition dated 4th December, 1963, Smt. Arunabala Saha Adhikary had become the sole and absolute owner in respect of the property lying and situated at Premises No. 64/4B/9, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 free from all encumbrances and to the exclusion of all others.

AND WHEREAS the said Arunabala Saha Adhikary, subsequent to the execution and registration of the aforesaid deed of partition dated 4th December, 1963, had duly mutated her name in the records of the concerned department of the Kolkata Municipal Corporation as the sole and absolute owner in respect of the aforesaid Premises No. 64/4B/9, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010.

AND WHEREAS the said Arunabala Saha Adhikary died intestate on 2nd March, 2001 leaving behind Sri Sisir Adhikary, Smt. Gitarani Sarkar nee Adhikary,

Smt. Shikha Saha, Smt. Jamuna Adhikary, Sri Someraj Adhikary, Sri Avijit Saha, as her legal heirs and representatives who stepped into the shoes of the said Arunabala Saha Adhikary and became the joint and absolute owners in respect of the said property comprising of a plot of land measuring an area of about 2 Cottahs 3 Square feet, be the same a little more or less, togetherwith tin shed structure standing thereon lying and situated at Premises No. 64/4B/9, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010, having inherited their respective shares in the said estate of the said Arunabala Saha Adhikary free from all encumbrances.

AND WHEREAS while being well and sufficiently entitled to the said property lying and situated at Premises No.64/4B/9, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 as the joint and absolute owners thereof and while being well seized and possessed thereof, the said Sri Sisir Adhikary, Smt. Gitarani Sarkar nee Adhikary, Smt. Shikha Saha, Smt. Jamuna Adhikary, Sri Someraj Adhikary, Sri Avijit Saha, by virtue of a deed of conveyance dated 6th August, 2015 registered with the office of the Additional District Sub-Registrar, Sealdah and recorded in Book No.I, Volume No.1606-2015, Pages from 24293 to 24369, being no. 160602355 for the year 2015, sold, transferred and conveyed unto and in favour of the said Sri Sujal Saha, Smt Munmun Podder Nee Saha, Smt. Bimala Saha, Smt. Maya Saha, Smt. Sarmila Das nee Saha, Sri Swapan Kumar Saha, Sri Krishnendu Saha, for valuable consideration received, all that their right, title and interest in respect of the joint and absolute ownership pertaining to the property lying and situated at Premises No. 64/4B/9, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 togetherwith all easement and other ancillary rights appurtenant thereto free from all encumbrances.

AND WHEREAS as a result of the transfer of property effected by way of execution and registration of the deed of conveyance dated 6th August, 2015 as aforesaid, the said Sri Sujal Saha, Smt. Munmun Podder Nee Saha, Smt. Bimala Saha, Smt. Maya Saha, Smt. Sarmila Das nee Saha, Sri Swapan Kumar Saha, Sri Krishnendu Saha became the joint and absolute owners in respect of the properties lying and situated at Premises No. 64/4B/8 and 64/4B/9, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 free from all encumbrances and to the exclusion of all others.

AND WHEREAS on necessary application being preferred on the part of the said owners in respect of aforesaid properties, the Kolkata Municipal Corporation approved and sanctioned the amalgamation of the said two adjoining and contiguous properties and renumbered the new amalgamated property as Premises No.64/4B/8, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010.

AND WHEREAS as a result of the above, the said Sujal Saha, Munmun Podder nee Saha, Bimala Saha, Maya Saha, Sarmila Das nee Saha, Swapan Kumar Saha and Krishnendu Saha, the property being comprised of a plot of land measuring an area of about 1 Bigha 2 cottahs 10 chittaks 2 square feet, be the same a little more or less, togetherwith the building and structures standing thereon lying and situated at Premises No.64/4B/8, Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 (hereinafter referred to as the 'said premises') themselves being jointly seized and possessed of the same and each of them having respective undivided proportionate share therein.

AND WHEREAS the aforesaid joint owners had also signed and executed a deed of declaration of undivided shares in respect of the said premises and the said deed has duly been registered in the office of the Additional Registrar of Assurances-I, Kolkata on 28.12.2015 in Book No.I Volume No. 1901-2016 pages from 3050 to 3086, being deed No. 190110270 of 2015.

AND WHEREAS subsequent to the above and while being entitled to the undivided proportionate $1/12^{\text{th}}$ share in the said premises as the legal owner thereof, the said Bimala Saha out of her natural love and affection towards her step son, Swapan Kumar Saha, gave, donated, gifted and bequeathed her respective undivided proportionate $1/12^{\text{th}}$ share in the said premises to, unto and in favour of the said Swapan Kumar Saha by dint of a registered deed of gift dated 22nd February, 2017 and registered with the office of the Additional District Sub-Registrar at Sealdah and recorded in Book No.I, Volume No.1606-2017, Pages 8661 to 8691, being no.160600277 for the year 2017.

AND WHEREAS consequent upon such absolute transfer of shares belonging to Bimala Saha in favour of Swapan Kumar Saha, while the said Bimala Saha ceased to have any right, title or interest over the said premises, the said Swapan Kumar Saha became entitled to the legal title, interest ownership rights in respect of the undivided proportionate $1/6^{\text{th}}$ share in the said premises.

AND WHEREAS the said Sri Krishnendu Saha being entitled to undivided, proportionate and impartible one-third share in the said premises, subsequently sold, transferred and conveyed his undivided one-third share in the said premises in favour of Smt. Mina Gupta and Sri Rahul Gupta in lieu of valuable consideration by virtue of a deed of conveyance dated 7th September, 2016 which was registered with the office

of the Additional District Sub-Registrar of Sealdah and recorded in Book No.I Volume No.1606-2016 pages from 71377 to 71413 being No.160602468 for the year 2016.

AND WHEREAS consequent upon the aforesaid transfer of the undivided proportionate share of the said Krishnendu Saha in favour of Smt. Mina Gupta and Sri Rahul Gupta, the said premises came to the hands of the following persons as the joint owners thereof free from all encumbrances, each of them being entitled to such proportionate, undivided and impartible share therein as illustrated hereinbelow:-

Sl. No.	Name	Share in the premises
1)	Sri Sujal Saha	1/6 th
2)	Smt. Munmun Podder Nee Saha	1/6 th
3)	Smt. Maya Saha	1/12 th
4)	Smt. Sarmila Das nee Saha	1/12 th
5)	Sri Swapan Kumar Saha	1/6 th
6A)	Smt. Mina Gupta	1/3 rd
6B)	Sri Rahul Gupta	

AND WHEREAS pursuant to the understanding between the respective owners and M/s. Global Enclave Pvt. Ltd., the developer herein, it has been agreed that the developer shall undertake the project of development of the said premises and erection and/or construction of multistoried building(s) thereon as per and in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation or any other competent authority under such terms and conditions as agreed by and between the parties hereto.

AND WHEREAS the developer, in good faith, believing in the representations and assurances made by the owners with regard to the genuineness and marketability of the unencumbered title over the said premises, has agreed to develop the said premises.

AND WHEREAS the consideration(s) payable as well as benefit(s)/arrangement(s) and the terms and conditions for such construction, promotion, erection, building and development of the premises and providing the allotted portions and advance money to the owners herein and selling, alienating, transferring, demising, devising, providing and delivering the allotted portions of the developer herein consisting of units, flats, car parking space etc. at and under the said multistoried building(s) of the residential/commercial and/or residential-cum-commercial complex thereof by the developer to the intending purchaser(s) and/or buyer(s) have been agreed upon by and between the parties herein.

AND WHEREAS under such circumstances as aforesaid, it has become expedient to record and/or reduce in writing necessary terms and conditions guiding and regulating such development work to be carried out at the said premises and as such, execution of this instant agreement has become necessary.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

ARTICLE-I: DEFINITIONS

IN THESE PRESENTS UNLESS THERE IS ANYTHING CONTRARY AND/OR REPUGNANT THE FOLLOWING SHALL HAVE THE MEANINGS AND EXPRESSIONS AS FOLLOWS:-

1.1 **"Owners"** shall mean (1) Sri Sujal Saha of 64/4B/8, Beliaghata Main Road, Police Station - Beliaghata, Kolkata - 700 010, (2) Smt. Munmun Podder nee Saha of 66, S. K. Deb Road, Police Station - Lake Town, Kolkata - 700048, (3) Smt. Maya Saha of 164, Regent Colony, Police Station Jadavpur, Kolkata - 700040, (4) Smt. Sarmila Das Nee Saha of 4C, Pitamber Ghatak Lane, Police Station - Alipore, Kolkata - 700027, (5) Sri Swapan Kumar Saha of 64/4B/8, Beliaghata Main Road, Police Station - Beliaghata, Kolkata - 700010, (6) Smt. Mina Gupta of 20A, Ram Kanai Adhikari Lane, Police Station - Muchipara, Kolkata - 700012 and (7) Sri Rahul Gupta of 3G/1G/1B, Gagan Sarkar Road, Police Station & Post Office - Beliaghata, Kolkata - 700010 being the co-owners in respect of Premises No.64/4B/8 (old No. 64/4B/8 and 64/4B/9), Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 and shall include their respective legal heirs, successors, administrators, executors, legal representatives and assigns.

1.2 **"Developer"** shall mean **M/s. Global Enclave Private Limited**, a company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its registered office at 2A, Ganesh Chandra Avenue, Police Station - Bow Bazar, Kolkata - 700013 and its directors, successors-in-office, successors-in-interest and assignees.

1.3 **"Title Deeds"** shall mean the various title deeds in the name of the owners or their predecessors-in-interest and other documents concerning the title of the aforesaid premises.

1.4 **"Premises"** shall mean and include ALL THAT the property, being the undivided, proportionate and impartible land and building containing an area of about 1 (one) Bigha 2 (two) Cottahs 10 (ten) chittaks 2 (two) square feet, be the same a

little more or less, togetherwith old and dilapidated three storied building and structure standing thereon measuring an area of 6164.02 square feet, be the same a little more or less, comprised in Premises No.64/4B/8 (old No. 64/4B/8 and 64/4B/9), Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 within the local limits of Kolkata Municipal Corporation and more fully and particularly mentioned, described, explained, enumerated, provided and given in the **FIRST SCHEDULE** hereunder written and/or given.

1.5 **"Said Project"** shall mean and include the act of development of the said premises by constructing and/or erecting multistoried building/buildings on and over the said premises, being Premises No.64/4B/8 (old No. 64/4B/8 and 64/4B/9), Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010, as per and in accordance with the building plan to be sanctioned and/or revived by the Kolkata Municipal Corporation after demolishing the existing buildings and structures standing thereon.

1.6 **"Advocate"** shall mean who have been appointed by the developer to act on their behalf for the entire project. However, the owners shall be at liberty to appoint advocate or advocates of their own.

1.7 **"Common Facilities and Amenities"** shall mean and include all areas and utilities in the said project which have not been specifically allotted or sold and shall be common for all the unit/flat/car parking space holders and its expenses including those borne in maintenance, operation, repairs, renovation, painting, rebuilding, reconstruction, decoration, replacement and administration shall be borne by the owner of each individual unit/flat/car parking space in the complex proportionately.

1.8 **"Saleable Space"** shall mean all the constructed and/or open space of the area which can fetch revenue and rights in size, location advantage and market value of the said Project and/or Building(s) forming parts of the said premises available in such part or size or dimension for independent use and occupation and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.

1.9 **Owner's Allocation** shall mean and include All That the 50% share or portion of the total constructed area (i.e. open and covered area) including the total saleable and/or transferable area in the new multistoried building to be constructed over the said premises morefully and particularly mentioned, described, explained, enumerated, provided and given at and under the First Schedule hereunder written and/or given which are allocable to the owners herein in terms of these presents comprising of various Flats/units/shops and/or car parking spaces and other spaces both open and covered TOGETHERWITH the undivided proportionate share in the land comprised in the said premises and attributable thereto AND TOGETHERWITH the undivided proportionate share in all common parts portions areas and facilities morefully and particularly described under SECOND SCHEDULE herein.

In addition to the aforesaid allocation, the developer has agreed to pay a total sum of Rs.3,30,00,000/- (Rupees Three Crore Thirty Lakhs) to the owner herein as and by way of interest free Refundable Security Deposit in the manner as below (the receipt whereof they do acknowledge and admit herein), which amount shall be adjusted out of the owners' allocation in the proposed multistoried building immediately after completion of the same.

1) Sri Sujal Saha	Rs. 55,00,000.00
2) Smt. Munmun Podder Nee Saha	Rs. 55,00,000.00
3) Smt. Maya Saha	Rs. 27,50,000.00
4) Smt. Sarmila Das nee Saha	Rs. 27,50,000.00
5) Sri Swapan Kumar Saha	Rs. 55,00,000.00
6) Smt. Mina Gupta	Rs. 55,00,000.00
7) Sri Rahul Gupta	Rs. 55,00,000.00

1.10 **Developer's Allocation** shall mean and include All That the 50% share or portion of the total constructed area i.e., open and covered area including total saleable area in the said project to be constructed over the said premises morefully and particularly mentioned, described, explained, enumerated, provided and given at and under the FIRST SCHEDULE hereunder written and/or given which are applicable to the developer herein in terms of these presents comprising of various flats/units and/or car parking spaces both open and covered TOGETHERWITH the undivided proportionate share in the land comprised in the said premises and attributable thereto AND TOGETHERWITH the undivided proportionate share in all common parts portions areas and facilities, morefully and particularly described under THIRD SCHEDULE herein.

1.11 **Architect** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said project.

1.12 **Building Plan** shall mean the plan or plans to be sanctioned by the Kolkata Municipal Corporation and shall also, wherever the context permits, such plans, drawings, designs, elevations, specifications as are prepared by the Architects including variations/modifications therein, if any.

1.13 **Transfer** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the said multistoried building to the intending purchaser(s)/buyer(s)/tenant(s).

1.14 **Transferee** shall mean a person firm, limited company, association of persons to whom any space in the said project has been conveyed transferred, alienated, granted, demised, devised, provided and given.

1.15 Words importing singular shall include plural and vice versa.

1.16 Words importing masculine gender shall include feminine and neuter genders likewise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting the Neuter Gender shall include masculine and feminine genders.

ARTICLE-II : COMMENCEMENT

2.1 The terms of this agreement shall commence and/or shall be deemed to have commenced on and from and with effect from the date of execution of this agreement.

2.2 Unless terminated by mutual consent this agreement shall remain in full force and effect until such time the said project is completed and necessary completion certificate is obtained and all the areas sold and possession delivered to the respective purchasers/transferees.

ARTICLE-III: OWNERS' RIGHT AND REPRESENTATION

3.1 At or before entering into these presents the owners herein have assured and represented the Developer herein as follows:

- i. That the owners herein are the joint owners in respect of the said premises as per the shares stated above and the owners jointly have clear and marketable title in respect of the entirety of the said premises.
- ii. That the said premises is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, trusts, mortgages, debts, dues, acquisitions and requisitions whatsoever without any interference from any authority whomsoever.
- iii. That the owners herein are in uninterrupted and peaceful possession of the said premises without any interruption or disturbance and/or claim from any person and/or persons in respect of the said premises.
- iv. That the owners herein have not entered into any agreement for sale, memorandum of understanding, transfer and/or lease and/or development agreement and/or mortgage nor have created any interest of a third party into or upon the said premises or any part or portion thereof.
- v. No acquisition or requisition proceeding/s is/are pending in respect of the said premises nor Owners herein have received any such notice or have any knowledge in this regard.

- vi. That the owners herein do not have any excess vacant land within the meaning of the Urban Land Ceiling and Regulation Act, 1976.
- vii. That all municipal rates, taxes, khajna and other payable in respect of the said premises up to the date of handing over of the possession of the FIRST SCHEDULE premises hereunder written and/or given by the owners herein to the developer herein as per the terms of these presents have been paid and/or shall be paid by the owners herein and the owners herein have agreed to keep the Developer herein, its successor and/or successors-in-interests and assigns saved harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings arising out of unpaid dues in respect of the said premises, if any, till the date of handing over possession.
- viii. Upon handing over possession of the said premises for construction, development and promotion, all liabilities regarding the municipality tax, khajna or otherwise as may be applicable, statutory or non-statutory in respect of the said premises shall be borne exclusively by the Developer herein.
- ix. After handing over to the owners by the Developer possession of the owners' respective allocations, all liabilities regarding municipality tax, rent, khajna, statutory or non-statutory shall be the liabilities of the respective owners or their successors-in-interest and transferees of the owner's allocations, as the case may be.
- x. Service Tax or any Tax imposed by the Central/State Govt. on handing over of Possession of Owner's Share shall be paid by them to the

Developers wherever Developer raised the Bills in this regard as per the rates and rules at that time.

3.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the developer herein has prima facie accepted the title of the owners but in the event of any of the representations being found to be incorrect and/or false then and in that event it shall be the obligation of the owners to cause the same to be remedied and/or rectified entirely at their own cost.

3.3 The owners herein agree to grant right of development to the developer on the condition that the owners will not be responsible for obtaining sanction of building plans and/or other statutory permissions which may be required for completion of the project together with all costs of constructions whatsoever upto total completion of the project, which be borne exclusively by the developer.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 At or before the execution of these presents, copy of all the title deeds, documents and papers concerning the **FIRST SCHEDULE** premises hereunder written and/or given has been inspected by the developer herein and the developer herein is primarily satisfied with regard to the right, title and interest of the owners/according to their respective share.

4.2 The Developer herein has assured the owners herein that the Developer herein has adequate funds to be invested sufficiently at and under the subject project and has enough manpower, technical team, technical expertise and others in order to complete and finish the subject project within the time limit as provided hereunder.

ARTICLE-V: DEVELOPER'S RIGHTS

5.1 In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Developer herein to be paid performed and observed the owners herein have agreed to grant the exclusive right of development for commercial exploitation in respect of the aforesaid premises unto and in favour of the Developer to undertake development of the said premises whereby the Developer shall be entitled to undertake the project of residential/commercial and/or residential-cum-commercial project and construct erect and complete the multi-storied building thereof (Ground plus maximum available upper floors) comprising of several self contained units/flats/apartments/ car parking space/shops etc. and others to be held and/or enjoyed independent of each other. It is further recorded that the rubbish and/or scrap materials obtained after demolishing the existing building and/or structure shall be the property of the Developer.

5.2 NOTHING in these presents shall be construed as a demise or assignment or conveyance in law by the owners herein of the said premises or any part thereof to the developer or as treating transfer of any right, title or interest in respect thereof to the Developer herein other than a license to the Developer herein to commercially develop the same in terms hereof and to deal with the developer's allocation in the multistoried building(s) of the said housing and/or residential-cum-commercial complex in the manner hereinafter contained.

ARTICLE -VI : POSSESSION

6.1 The Owners shall hand over peaceful and vacant possession of the said premises within a period of 1 (One) Month from the receipt of the Notice served upon them by the Developer to that effect.

ARTICLE -VII : PLANS/PERMISSIONS

7.1 For the purpose of undertaking development of the said premises the Developer herein will cause a map or plan to be prepared initially consisting of Ground and various upper floors and will submit the same to the Kolkata Municipal Corporation for sanction thereof subject to the approval of the sanctioned building plan. The Developer shall subsequently make construction of buildings of the project on the said premises as per the sanctioned building plan with such modification in accordance with law and the Developer herein shall engage and/or appoint Architect, Engineers and other agents for the said purpose and shall make payment of their fees and/or charges. Further the developer herein shall make all endeavours to obtain the maximum F.A.R. In case the sanction plan is required to be modified, revised or fresh plan required to be obtained specifically for the purpose of getting extra floors from the original sanction plan, then in such an event the sanction fee(s), fine and penalty payable to the Kolkata Municipal Corporation shall be paid exclusively by the Developer herein. The developer shall be authorized by the Owners herein to obtain the said extra F.A. R. but all the cost charges and expenses including miscellaneous expenses, fees, sanction fees, penalty, architect fees etc. and related cost will be borne by the Developer herein exclusively and it is further clarified that the cost of construction entirely to be borne by the Developer herein. The said extra F.A.R., if sanctioned subsequently, shall be divided proportionately as per the allocation hereof between the Parties herein.

7.2. The Developer herein shall take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required for sanction of building plan

and construction work thereon and the Owners hereby agree and undertake to sign all papers and/or documents as may be necessary and/or required.

ARTICLE-VIII: COMMENCEMENT OF WORK AND SPACE ALLOCATION

8.1. The Developer herein shall start the work of the said construction, erection, promotion, building and development of the said multi-storied building(s) at and upon the **FIRST SCHEDULE** premises hereunder written and/or given as soon as possible from the date of sanction of the building plan thereof.

8.2. That the Developer herein shall be entitled to transfer or otherwise deal with the Developer's allocated area as mentioned hereinbefore in the said project and accordingly the owners herein shall be entitled to transfer or deal with the owners allocated area.

8.3. That the Developer herein shall be entitled to transfer and/or assign its allocated portion to any third party in phased manner on or before completion of the building and the Developer is entitled to enter into agreement(s) for sale and/or transfer in any manner in respect of its allocation with different purchaser(s)/buyer(s)/assignee etc. or their respective nominee(s) and further shall be entitled to receive all advances and full consideration for the said developer's allocated area, as morefully mentioned and described in **THIRD SCHEDULE** hereunder written independently. Similarly, the owners herein shall be entitled to enter into agreement(s) for sale and/or transfer of any manner in respect of their allocation with different purchaser(s), buyer(s) or assignee or their nominee(s) and further shall be entitled to receive all advances and full consideration for the said owners' allocated area, as morefully mentioned and described in **SECOND SCHEDULE** hereunder written independent of the developer or any other party whomsoever. Be it mentioned herein the owners herein shall have no liability and obligation as regards the agreement for

sale to be executed by and between the developer herein and the intending purchaser(s) and/or the buyer(s) thereof in any manner whatsoever in respect of the developer's allocated area.

8.4 That in so far as necessary, the dealings, namely, submission, sanction, revision, modification of plan for the subject construction including sale, alienation, transfer, demise, devise and grant of the Developer's allocation, obtaining electricity connection, water, drainage, sewerage connections and other such facilities and utilities and others by the Developer herein in respect of the said project shall be in the name of the owners herein for which purpose the Owners undertake to give the Developer the Power-of-Attorney in a form and manner as is reasonably required. It being however agreed that such dealing shall not in any manner fasten or create any financial liability upon the owners or affect the right, title or interest of the owner's premises or owner's allocation in the said project in the said premises.

8.5. The owners herein undertake that as per the request of the developer herein, if required the owners herein shall execute the Deed of conveyance or conveyances or any other Deed(s) of like nature of transfer unto and in favour of the Developer herein or its nominee or nominees at the costs and charges of the Developer herein or its nominee or nominees and the owners herein agree to join as the Vendors in the said Deed(s) of conveyance to be executed in respect of the transfer of flats alongwith undivided proportionate share of the land underneath attributable to the Developer's allocation unto and in favour of the transferee and the Developer herein shall join as confirming Party receiving consideration therein in the said Deed(s) of Conveyance. The Developer herein shall be entitled to sell, transfer, demise, devise, grant and provide its allocation by the Power(s)-of-Attorney to be conferred and executed by the owners to the Developer herein.

8.6. Upon sanction of the plan pursuant to and in terms of these presents, the specific allocation of the Parties herein shall be demarcated and/or depicted at and under the same and the same may be further revised, as per the applicability, if any, according to the revision(s) and/or modification(s) thereof in proportion to the respective allocations between the Parties herein and thereupon the owners herein shall provide a further registered Power-of-Attorney which may be further supplemented and/or further executed as per the applicability, if any, according to the revisions and/or modifications of the sanctioned plan in proportion to the respective allocation and pursuant to the same the developer herein shall be entitled to sale, transfer, demises, devise, grant and provide its allocation by the Power-of-Attorney(s) as executed by the owners to the developer herein.

ARTICLE-IX: SAID PROJECT

9.1 That the owners herein shall deliver the possession of the said premises mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written to the developer herein. After sanction of building plan the Developer herein shall construct erect and complete the said project over the said premises in accordance with the building plan with good and standard materials including the portion of the owners allocation.

9.2 That the Developer herein shall be authorized to apply for and obtain temporary connection of water, electricity to the said project for the purpose of construction or enjoyment of the building at developer's costs and charges.

ARTICLE - X: PROCEDURE

10. The owners shall execute and register a General Power(s) of Attorney in favour of the developer and/or its nominee and/or nominees as may be required for

the purpose of obtaining necessary permission(s) approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up with the Kolkata Municipal Corporation, the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer by Promoters) Act, Pollution and Environment control Authorities, Directorate obtaining Sewerage Connection, Water, Electricity supply and charges plan and for obtaining the completion and occupancy certificate and other authorities and for booking and/or entering into agreement for sale of saleable area of the said premises in respect of developer's allocations.

ARTICLE XI: BUILDING

11.1. The developer shall at its own costs construct erect and complete the Project on the said premises in accordance with the sanctioned plan and with the best available materials and the same shall be completed within the said completion date.

11.2. Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto.

11.3. It is made clear that all the flat/unit buyers shall share in common the proportionate charges for payments, deposits made to CESC for H.T./L.T. Line charges, all cable installations, contractor's remuneration, transformer, meters, sub-meters and cables and their installation charges and accessories and payments in respect thereof shall be made to the owners and the developer according to their respective allocated areas.

11.4. The developer shall be authorized in the name of the owners insofar as necessary to apply for and obtain quota entitlement and other allocation of or for

cement, iron, bricks, sand other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, drainages and/or gas to the project and other inputs and facilities required for the better enjoyment of the building but all the costs and expenses shall be borne by the developer herein without creating any financial liabilities on the owners herein for which purpose the owners shall execute in favour of the developer or its nominee or nominees necessary power(s) of attorney conferring such powers and other authorities as shall be required by the developer. Such Power(s) of Attorney will remain in force until the Municipality and/or statutory authorities issues necessary completion certificate and all the conveyance of the various Unit holders are executed and registered.

11.5. The developer herein shall at its own costs and expenses and without creating any financial and other liability on the owners herein construct and complete the project of various Units/Flats/Apartments/Car Parking space(s)/Shop Rooms etc. therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer by using best materials available in the market.

11.6 All costs charges and expenses including Architect's Structural Engineers' fees shall be discharged by the Developer and the owners herein shall bear no responsibility in this context.

11.7 The Owners herein shall not cause any obstruction or interference in the developer continuing with the construction erection and completion of the said project as well as ensure that no one else is claiming any right title interest through or behalf of the owners, obstruction or creating any problem or difficulty in such

construction. Owners shall have the right to inspect as and when they shall think fit to see quality of jobs and materials.

ARTICLE-XII: COMPLETION

12.1 Unless prevented by circumstances beyond the control of the developer and/or circumstances amounting to force majeure as hereinafter appearing the said project shall be constructed erected and completed within a period of 36 months from the date of sanction of building plan by the Kolkata Municipal Corporation with a grace period of 6 months hereinafter referred to as the COMPLETION DATE. For the purpose of completion, the certificate of concerned department of the Kolkata Municipal Corporation shall be final conclusive and binding on the parties.

ARTICLE-XIII: DEVELOPER'S OBLIGATIONS AND INDEMNITY

13.1 The Developer shall:

- i. Install all electricity line, wiring, gas, water, tele-communications, services and surface and soil water drainage of the premises and shall ensure that the same connect directly to the mains.
- ii. Give all necessary or usual notices under any statute affecting the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoings incidental to or consequential, on any such notice and indemnify the owners herein from and against all the costs, charges, claims, actions, suits and proceedings.

- iii. Remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in constructions which may not be in accordance with the plan (Unless done at the instructions of the owners) and has agreed to keep the owners saved harmless and fully indemnified from and against all costs charges claims penalties actions suits and Proceedings arising from such non-compliance of statutory mandates.
- iv. Remain responsible for any accident and/or mishap taking place while constructing erecting and completing the said project and/or buildings in accordance with the said plan and has agreed to keep the owners herein save harmless and fully indemnified from and against all the costs, charges, claims, penalties actions, suits and proceeding(s) thereof.
- v. Incur all costs, charges and expenses for the purpose of constructing erecting and completing the said building(s) whatsoever in accordance with the sanctioned building plan. Be it specifically mentioned that service taxes, if any for the said project, has to be borne jointly by the owners as well as the developer herein against their respective allocations in the said multistoried building.
- vi. Not to allow any person to encroach or permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.
- vii. Upon completion of the project and handing over the allocations of the owners and of the Developer, the Developer shall take necessary steps to form the flat owners association and handover the charges of the building to the said

association and all the flat/space owners will be responsible for maintenance of common services, amenities whatsoever. Till formation of such association the Developer shall maintain all common areas amenities, services for the common purposes and the flat/space owners shall be liable for payment of proportionate costs on this account with regard to the area under their occupation.

- viii. The Developer herein declare and undertake that before starting of construction, the Developer shall comply with all formalities and obtain necessary permissions from the authorities concerned.

ARTICLE-XIV: OWNERS' OBLIGATIONS

14. The Owners herein have agreed:

- i) To co-operate with the Developer in all respect for development of the said premises in terms of these presents.
- ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
- iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the project and/or Buildings in accordance with the said sanctioned plan.

- iv) To execute registered General Power(s) of Attorney in favour of the Developer or its nominee and/or nominees at the request and expenses of the developer as and when deemed necessary by the developer.
- v) To execute the Deed(s) of conveyance and any other instrument(s) for sale etc. confirming party in respect of the various constructed portion unto and in favour of the intending purchaser(s) acquiring units/apartments/constructed spaces and/or car parking spaces falling in the developer's allocation in the manner as stated above.
- vi) In view to avoid any future complication the owners herein undertakes that they will not cancel these presents as well as the General Power(s)-of- Attorney granted by them subject to the fact that the developer herein shall perform and act in terms of these presents to the best satisfaction of the owners in respect of all the terms and conditions hereof.

ARTICLE-XV: MISCELLANEOUS

- 15.1 The owners herein and the Developer herein have decided to sell, transfer, demise, devise, grant, provide and deliver the various portions of the said project severally. The owners hereby authorize the Developer to sale, transfer, demise, devise, grant, provide and deliver all the portions to all the prospective purchaser(s), buyer(s) and/or transferee(s) in respect of the Developer's allocation only.
- 15.2 The Owners herein hereby agree and undertake that it shall make available the title deed(s) and document(s) of the said premises upon prior appointment and the Developer herein shall be entitled to have inspection of the same

including the intending purchaser(s) or buyer(s) of any Unit/Flat/Apartment/ space and others of the subject Project and undertakes that the owners herein shall not create any charge or mortgage in respect of the FIRST SCHEDULE premises hereunder written and/or given in any manner whatsoever save and except the Owners' allocation and that too the Owners herein shall be doing after the allocation shall be provided to the Owners herein.

15.3 AND IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN the parties hereto that the Developer herein and the Owners herein shall be entitled to enter into Agreement(s) for Sale, Transfer and/or Lease in respect of their respective allocated area in their own name and it will be obligatory for the developer and/or owners to be confirming parties and by this agreement both the developer and the owners herein give their consent to each other in that respect.

ARTICLE-XVI : FORCE MAJEURE

16. The developer herein shall not be treated to have committed a default and the developer's obligations and covenant will be suitably extended under the Force Majeure clause. Force Majeure shall include natural calamities, Act of God, flood, tidal waves, earthquake, riot, war, storms, tempest, fire, civil commotion, air raid, strikes (including by contractor/construction agencies) lock out, transport strike notice or prohibitory order from Municipal Corporation or any other statutory body or any court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, shortage of Essential Commodities and/or any circumstances beyond the control or reasonable estimation of the parties herein.

ARTICLE - XVII: ARBITRATION

17.1 All disputes and differences arising between the Parties hereto regarding the completion of the said project or interpretation of any of the terms and conditions herein contained and touching these presents of determination of any liability shall be referred to arbitration of a single arbitrator to be jointly appointed by the parties hereto and the same shall be deemed to be a reference within the meaning of the provisions of the Arbitration and Conciliation Act, 1996 as amended or any other statutory modifications thereof. The award passed in such arbitration proceedings and the interim order/orders passed thereunder, if any, shall always be final and binding upon the parties hereto.

FIRST SCHEDULE

(The said Premises)

ALL THAT the property, being the undivided, proportionate and impartible land and building containing an area 1 (one) Bigha 2 (two) Cottahs 10 (ten) chittaks 2 (two) square feet, be the same a little more or less, togetherwith 36 years old dilapidated three storied building and structure standing thereon measuring total area of 6164.02 square feet (Ground Floor 2054.67 Sq. ft. First Floor 2054.67 Sq. Ft. and Second Floor 2054.68 Sq. Ft.), be the same a little more or less, comprised in Premises No.64/4B/8 (old No. 64/4B/8 and 64/4B/9), Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road), Police Station - Beliaghata, Kolkata - 700010 TOGETHERWITH all easement rights and all amenities and/or facilities attached thereto and/or connected therewith and/or appurtenant thereto, morefully and particularly delineated and marked with Red border in the map or plan annexed hereto which is butted and bounded as hereunder :-

On the North : By Premises No.63 Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road) Kolkata - 700010

On the South : By Premises No.66 Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road) Kolkata – 700010 and 20' (More or Less) wide Road

On the East : By Premises No.68 Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road) Kolkata - 700010

On the West : By the Premises No.64/4B/4 to 64/4B/7 Dr. Suresh Chandra Banerjee Road (also known as Beliaghata Main Road) Kolkata – 700010

SECOND SCHEDULE

(Owners' Allocation)

ALL the 50% share or portion of the total covered and/or constructed area and also 50% of the ultimate roof of the multistoried building/buildings to be erected and constructed on and over the property as described in First Schedule above togetherwith the proportionate share in the common parts, areas and facilities and all easement rights attached thereto, connected therewith and/or related thereto including 50% of total covered and uncovered car parking spaces.

THIRD SCHEDULE

(Developer's Allocation)

ALL the 50% share or portion of the total covered and/or constructed area and also 50% of the ultimate roof of the multistoried building/buildings to be erected and constructed on and over the property as described in First Schedule above togetherwith the proportionate share in the common parts, areas and facilities and all easement rights attached thereto, connected therewith and/or related thereto including 50% of total covered and uncovered car parking spaces.

FOURTH SCHEDULE

(COMMON PARTS and PORTIONS in the Building/Buildings)

1. Open and/or covered paths and passages inside the building/buildings and outside the building/buildings which comprise of boundary walls and main gates of the complex.
2. Water pipes
3. Wiring and accessories for lighting of common portions of the building/buildings
4. Pumps and motors for use for common portions of the building/buildings
5. Lighting arrangements at the main gates and passages of the building / buildings
6. Installation relating to sub-station and common transformer for the building/buildings
7. Drains, sewers, septic tanks and pipes of the building/buildings
8. Overhead water reservoir and underground water reservoir

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above-written.

SIGNED, SEALED AND DELIVERED

by the OWNERS at Kolkata in presence of :

- 1) Panimalal Shaw
9/C Late R. P. Shaw
134B, Anandloy Kuman
Dutta Saram, Kol- 700006
- 2) Arun Kumar Shaw
S/O Sambhu Nath Shaw
22/11H/7 K.C. Road,
Kolkata- 700002

Arjun Das

Manu Man Podder

Maya Saha

Sarmila Das

Anupam Kumar Saha

Mina Gupta

Rahul Gupta

Signature of Owners

SIGNED, SEALED AND DELIVERED

by the DEVELOPER at Kolkata in presence of :

- 1) Panimalal Shaw
- 2) Arun Kumar Shaw

GLOBAL ENCLAVE PVT. LTD.

Anant Das Gupta

Director

Signature of Developers

Drafted By

Bijoy Kumar Mukhopadhyay

Bijoy Kumar Mukhopadhyay, Advocate
City Civil Court, Calcutta
WB/3242/1999

MEMO OF CONSIDERATION

Received by us, the withinnamed Owners from the withinnamed Developer the withinmentioned sum of Rs.3,30,00,000/- (Rupees Three Crores Thirty Lakhs) only as and towards the Full payment of the total adjustable / refundable Security Deposit under these presents in the manner as follows:

Sl. No.	Demand Draft/ Cheque No./Cash	Demand Draft/ Cheque Dated / Cash paid on	Drawn on (Bank and branch)	Amount (Rs.)
1)	886795	10/06/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	5,00,000.00
2)	886794	10/06/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	5,00,000.00
3)	696669	14/07/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	5,00,000.00
4)	RTGS	15/07/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	5,00,000.00
5)	RTGS	05/08/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	7,00,000.00
6)	696719	22/09/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	5,00,000.00
7)	696718	22/09/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	5,00,000.00
8)	696724	07/10/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	3,14,000.00
9)	696723	07/10/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	5,00,000.00

10)	237765	31/12/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	5,00,000.00
11)	237768	31/12/2015	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MUNMUN PODDER	5,00,000.00
12)	237797	10/02/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MUNMUN PODDER	5,00,000.00
13)	RTGS	29/04/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	2,00,000.00
14)	005168	06/06/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MAYA SAHA	5,00,000.00
15)	005174	15/06/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	1,57,665.00
16)	RTGS	27/06/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	2,50,000.00
17)	RTGS	30/06/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	2,50,000.00
18)	RTGS	05/07/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	2,50,000.00
19)	RTGS	08/07/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SWAPAN KUMAR SAHA	2,50,000.00
20)	481825	29/09/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	10,00,000.00
21)	481826	29/09/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	10,00,000.00
22)	481833	03/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	8,00,000.00

23)	481834	03/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA GUPTA	8,00,000.00
24)	481837	05/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	6,50,000.00
25)	481838	05/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	7,00,000.00
26)	481839	13/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	5,00,000.00
27)	481840	13/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	5,00,000.00
28)	481842	19/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	5,00,000.00
29)	481843	19/10/2016	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	5,00,000.00
30)	560290	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MUNMUN PODDER	10,00,000.00
31)	560291	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MUNMUN PODDER	9,00,000.00
32)	560292	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MUNMUN PODDER	8,00,000.00
33)	560293	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MUNMUN PODDER	4,71,665.00
34)	560294	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	8,00,000.00
35)	560295	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	7,00,000.00
36)	560296	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SUJAL SAHA	4,71,665.00
37)	560297	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SARMILA DAS	8,00,000.00

38)	560298	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SARMILA DAS	7,00,000.00
39)	560299	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of SARMILA DAS	5,85,832.00
40)	560300	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MAYA SAHA	6,00,000.00
41)	560301	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MAYA SAHA	4,00,000.00
42)	560302	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MAYA SAHA	5,85,832.00
43)	560304	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	5,00,000.00
44)	560305	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	5,00,000.00
45)	560306	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	5,00,000.00
46)	560307	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of MINA GUPTA	5,50,000.00
47)	560308	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	5,00,000.00
48)	560309	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	5,00,000.00
49)	560310	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	5,00,000.00
50)	270751	09/03/2017	Punjab National Bank, Lenin Sarani Branch, Issued in favour of RAHUL GUPTA	5,00,000.00
51)	--	--	Paid by Cheques/DD/RTGS on Various Dates in Favour of Sujal Saha	13,28,335.00
52)	--	--	Paid by Cheques/DD/RTGS on Various Dates in Favour of Swapan Kumar Saha	13,28,335.00

53)	--	--	Paid by Cheques/DD/RTGS on Various Dates in Favour of Maya Saha	6,64,168.00
54)	--	--	Paid by Cheques/DD/RTGS on Various Dates in Favour of Sarmila Das Nee Saha	6,64,168.00
55)	--	--	Paid by Cheques/DD/RTGS on Various Dates in Favour of Munmun Podder Nee Saha	13,28,335.00
			TOTAL	3,30,00,000.00

(Rupees Three Crores Thirty Lakhs) only.

Munmun Podder
Munmun Podder
Maya Saha
Sarmila Das

Witnesses:

1) Pannalal Shaw

2) Arun Kumar Shaw

Suspan Kumar Saha
Mina Gupta
Rahul Gupta

Owners

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

GRN: 19-201617-004991315-1 Payment Mode Online Payment
GRN Date: 09/03/2017 18:18:11 Bank : Punjab National Bank
BRN : 5004922066 BRN Date: 09/03/2017 06:21:31

DEPOSITOR'S DETAILS

Id No. : 19011000079296/4/2017
[Query No./Query Year]

Name : GLOBAL ENACLVE PRIVATE LIMITED
Contact No. : Mobile No. : +91 9330088328
E-mail : anil_gupta98@rediffmail.com
Address : 2A, G C AVENUE, RM SA 6TH FL KOLKATA-700013
Applicant Name : Mr B K MUKHOPADHYAY
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19011000079296/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	363101
2	19011000079296/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	75071
Total				438172

In Words : Rupees Four Lakh Thirty Eight Thousand One Hundred Seventy Two only

SPECIMEN FORM FOR TEN FINGERPRINTS



Sujit Lake

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Mum Mun Poddar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Maya Sabra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sarmila Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



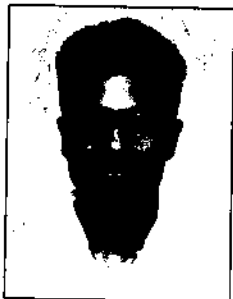
Arpan Kumar Saha

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Mina Gupta

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Rahul Gupta

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anand Kumar Saha

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSESSMENT & COLLECTION
10 MAR 2017

Major Information of the Deed

Deed No :	I-1901-01421/2017	Date of Registration	10/03/2017
Query No / Year	1901-1000079296/2017	Office where deed is registered	
Query Date	09/03/2017 4:22:50 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	B K MUKHOPADHYAY CITY CIVIL COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836008783, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 3,30,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 3,30,00,000/-]		
Set Forth value	Market Value		
	Rs. 10,37,48,209/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,171/- (Article:48(g))	Rs. 3,63,101/- (Article:E, E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr.Suresh Chandra Banerjee Road, Road Zone : (CIT Rd/GS Rd (W-33) -- E. M. Bye pass On Road) , , Premises No. 64/4B/8, Ward No: 33

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Bigha 2 Katha 10 Chatak 2 Sq Ft		10,00,26,091/-	Property is on Road
Grand Total :					37.3358Dec	0 /-	1000,26,091 /-	



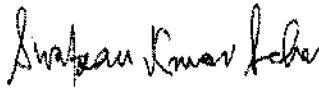


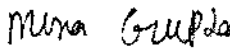



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6164.02 Sq Ft.	0/-	37,22,118/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2054.67 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2054.67 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2054.68 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6164.02 sq ft	0/-	37,22,118 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Fringerprint Signature
1	<p>Shri SUJAL SAHA Son of Late ASHUTOSH SAHA Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Office</p>   <p>10/03/2017 LTI 10/03/2017</p> <p>Signature: <i>Sujal Saha</i></p>
<p>64/4B/8, BELIAGHATA MAIN ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AJWPS7978NStatus :Individual</p>	
2	Name Photo Fringerprint Signature
2	<p>Smt MUNMUN PODDER, (Alias: Smt MUNMUN SAHA) Daugther of Late ASHUTOSH SAHA Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Office</p>   <p>10/03/2017 LTI 10/03/2017</p> <p>Signature: <i>Munmun Podder</i></p>
<p>66, S. K. DEB ROAD, P.O:- LAKE TOWN, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:APWPP8238AStatus :Individual</p>	
3	Name Photo Fringerprint Signature
3	<p>Smt MAYA SAHA Daugther of Late SANTOSH KUMAR SAHA Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Office</p>   <p>10/03/2017 LTI 10/03/2017</p> <p>Signature: <i>Maya Saha</i></p>
<p>164, REGENT COLONY, P.O:- REGENT PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:CXBPS3926FStatus :Individual</p>	
4	Name Photo Fringerprint Signature
4	<p>Smt SARMILA DAS, (Alias: Smt SARMILA SAHA) Daugther of Late SANTOSH KUMAR SAHA Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Office</p>   <p>10/03/2017 LTI 10/03/2017</p> <p>Signature: <i>Sarmila Das</i></p>



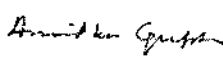
4C, PITAMBER GHATAK LANE, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:BAXPD6677GStatus :Individual

5	Name	Photo	Fingerprint	Signature
	Shri SWAPAN KUMAR SAHA Son of Late SANTOSH KUMAR SAHA Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Office	 10/03/2017	 LTI 10/03/2017	 10/03/2017
64/4B/8, BELIAGHATA MAIN ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AJRPS1185QStatus :Individual				
6	Name	Photo	Fingerprint	Signature
	Smt MINA GUPTA Wife of Shri ANIL KUMAR GUPTA Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Office	 10/03/2017	 LTI 10/03/2017	 10/03/2017
20A, RAM KANAI ADHIKARI LANE, P.O:- BOWBAZAR, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AELPG9593DStatus :Individual				
7	Name	Photo	Fingerprint	Signature
	Shri RAHUL GUPTA Son of Shri ANIL KUMAR GUPTA Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Office	 10/03/2017	 LTI 10/03/2017	 10/03/2017
3G/1G/1B, GAGAN SARKAR ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24 -Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:BSBPG9571JStatus :Individual				

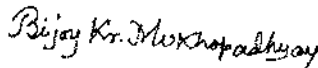
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. GLOBAL ENCAVE PVT LTD 2A, GANESH CHANDRA AVENUE, ROOM NO. 6A, P.O:- DHARMATALLA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No.:AAECG0904EStatus :Organization

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANIL KUMAR GUPTA (Presentant) Son of Late SUNDAR LAL GUPTA Date of Execution - 09/03/2017, , Admitted by: Self, Date of Admission: 10/03/2017, Place of Admission of Execution: Office	 Mar 10 2017 3:06PM	 LTI 10/03/2017	 10/03/2017
2A, GANESH CHANDRA AVENUE, ROOM NO. 6A, P.O:- DHARMATALLA, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ADVPG0073D Status : Representative, Representative of : M/S. GLOBAL ENCAVE PVT LTD (as DIRECTOR)				

Identifier Details :

Name & address	
BIJOY KR. MUKHOPADHYAY Son of Late S. R. MUKHOPADHYAY CITY CIVIL COURT, CALCUTTA, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri SUJAL SAHA, Smt MUNMUN PODDER, Smt MAYA SAHA, Smt SARMILA DAS, Shri SWAPAN KUMAR SAHA, Smt MINA GUPTA, Shri RAHUL GUPTA, Mr ANIL KUMAR GUPTA	
	10/03/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUJAL SAHA	M/S. GLOBAL ENCAVE PVT LTD-5.33369 Dec
2	Smt MUNMUN PODDER	M/S. GLOBAL ENCAVE PVT LTD-5.33369 Dec
3	Smt MAYA SAHA	M/S. GLOBAL ENCAVE PVT LTD-5.33369 Dec
4	Smt SARMILA DAS	M/S. GLOBAL ENCAVE PVT LTD-5.33369 Dec
5	Shri SWAPAN KUMAR SAHA	M/S. GLOBAL ENCAVE PVT LTD-5.33369 Dec
6	Smt MINA GUPTA	M/S. GLOBAL ENCAVE PVT LTD-5.33369 Dec
7	Shri RAHUL GUPTA	M/S. GLOBAL ENCAVE PVT LTD-5.33369 Dec

Transfer of property for S1

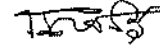
Sl.No	From	To. with area (Name-Area)
1	Shri SUJAL SAHA	M/S. GLOBAL ENCAVE PVT LTD-880.574 Sq Ft
2	Smt MUNMUN PODDER	M/S. GLOBAL ENCAVE PVT LTD-880.574 Sq Ft
3	Smt MAYA SAHA	M/S. GLOBAL ENCAVE PVT LTD-880.574 Sq Ft
4	Smt SARMILA DAS	M/S. GLOBAL ENCAVE PVT LTD-880.574 Sq Ft
5	Shri SWAPAN KUMAR SAHA	M/S. GLOBAL ENCAVE PVT LTD-880.574 Sq Ft
6	Smt MINA GUPTA	M/S. GLOBAL ENCAVE PVT LTD-880.574 Sq Ft
7	Shri RAHUL GUPTA	M/S. GLOBAL ENCAVE PVT LTD-880.574 Sq Ft

Endorsement For Deed Number : I - 190101421 / 2017

On 09-03-2017

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 10,37,48,209/-



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 10-03-2017

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 13:56 hrs on 10-03-2017, at the Office of the A.R.A. - I KOLKATA by Mr ANIL KUMAR GUPTA ,.

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

Execution is admitted on 10/03/2017 by 1. Shri SUJAL SAHA, Son of Late ASHUTOSH SAHA, 64/4B/8, BELIAGHATA MAIN ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Others, 2. Smt MUNMUN PODDER, Alias Smt MUNMUN SAHA, Daughter of Late ASHUTOSH SAHA, 66, S. K. DEB ROAD, P.O: LAKE TOWN, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Others, 3. Smt MAYA SAHA, Daughter of Late SANTOSH KUMAR SAHA, 164, REGENT COLONY, P.O: REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 4. Smt SARMILA DAS, Alias Smt SARMILA SAHA, Daughter of Late SANTOSH KUMAR SAHA, 4C, PITAMBER GHATAK LANE, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 5. Shri SWAPAN KUMAR SAHA, Son of Late SANTOSH KUMAR SAHA, 64/4B/8, BELIAGHATA MAIN ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Others, 6. Smt MINA GUPTA, Wife of Shri ANIL KUMAR GUPTA, 20A, RAM KANAI ADHIKARI LANE, P.O: BOWBAZAR, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business, 7. Shri RAHUL GUPTA, Son of Shri ANIL KUMAR GUPTA, 3G/1G/1B, GAGAN SARKAR ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Indetified by BIJOY KR. MUKHOPADHYAY, , , Son of Late S. R. MUKHOPADHYAY, CITY CIVIL COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-03-2017 by Mr ANIL KUMAR GUPTA, DIRECTOR, M/S. GLOBAL ENCAVE PVT LTD, 2A, GANESH CHANDRA AVENUE, ROOM NO. 6A, P.O:- DHARMATALLA, P.S:- Bowbazar, Kolkata, District:-Kolkata West Bengal, India, PIN - 700013

Indetified by BIJOY KR. MUKHOPADHYAY, , , Son of Late S. R. MUKHOPADHYAY, CITY CIVIL COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,63,101/- (B = Rs 3,62,989/- ,E = Rs 28/- ,I Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,63,101/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/03/2017 6:21AM with Govt. Ref. No: 192016170049913151 on 09-03-2017, Amount Rs: 3,63,101/-,
Bank: Punjab National Bank (PUNB0010000), Ref. No. 5004922066 on 09-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 283585, Amount: Rs.100/-, Date of Purchase: 08/03/2017, Vendor name: P K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/03/2017 6:21AM with Govt. Ref. No: 192016170049913151 on 09-03-2017, Amount Rs: 75,071/-, Bank Punjab National Bank (PUNB0010000), Ref. No. 5004922066 on 09-03-2017, Head of Account 0030-02-103-003-02



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 43121 to 43172

being No 190101421 for the year 2017.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2017.03.13 10:34:28 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 13/03/2017 10:34:27
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
