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*Handwritten signature and date:*  
04/12/19  
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Certified that this document is admitted to Registration. The signature of notary the Endorser and stamp attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

5 DEC 2019

*Handwritten notes:*  
Ref 1681977/19  
GRN: 010 250440-8

**AGREEMENT FOR DEVELOPMENT**

THIS AGREEMENT FOR DEVELOPMENT made on this 4th day of December in the year 2019.

**BETWEEN**

(1) **NIKHAT NOOR**, (PAN AMPPN9246E), (Aadhaar No. 332924653883), widow of Late Md. Mahmood Hossain, (2) **MD. MERAJ HOSSAIN**, (PAN AJWPH9617F), (Aadhaar No. 889942169254), son of Late Mohammad Mohmmad Hossain, (3) **SAHIDA NOOR HASSAN**, (PAN ATXPH7943K), (Aadhaar No. 860122074516), daughter of Late Mohammad Mahmood Hossain, all three are residing at 5A, Elliot Lane, Post Office – Park Street, Police Station – Park Street, Kolkata – 700016, (4) **MAHJABEEN BANO**, (PAN AWDPB2714P), (Aadhaar No. 466703422780), widow of Late Aushaf Hossain, (5) **ARJUMAN BANO**, (PAN AWDPB2814J), (Aadhaar No. 779012008073), daughter of Late Aushaf Hossain, (6) **ABED HOSSAIN**, (PAN ABGPH1000A), (Aadhaar No. 936935111255), son of Late Aushaf Hossain, all three are residing at 30A/2, Rai Charan Ghosh Lane, Post Office – Tiljala, Police Station – Tiljala, Kolkata – 700039, (7) **SABERA KHATOON**, (PAN DEIPK0994E), (Aadhaar No. 402931549064), wife of Sk. Rowsan Ali, (8) **MD. ASHRAF HOSSAIN**, (PAN AEPPH9540D), (Aadhaar No. 758191892777), son of Late Aushaf Hossain, both are residing at 30A, Rai Charan Ghosh Lane, Post Office – Tiljala, Police Station – Tiljala, Kolkata – 700039, all by Nationality - Indian, all being the joint Owners of (in terms of the Deed of Partition dated 6<sup>th</sup> June, 2014); represented by their Constituted Attorney of (9) **SYED ZUBAIR AHMED**, PAN No. AKUPS5428A, (Aadhaar No. 411543261462), son of Late Md. Azimuddin, by faith Islam, by Occupation Business, by Nationality Indian, residing at 4/3H/68, Bhukailash Road, P.O. Babu Bazar, P.S. Ekbalpur, Kolkata – 700023, **ALJAZ MOHAMMAD NADEEM**, PAN No. ABPPN2454H, (Aadhaar No. 295326276315), son of Md. Muslim, by Faith – Muslim, by Occupation Business, by Nationality – Indian, residing at Premises No. F-48, Garden Reach Road, Post Office & Police Station – Garden Reach, Kolkata – 700024, hereinafter referred to be as the **OWNERS/FIRST PARTIES** (which expression shall unless repugnant to the context and meaning thereof, shall be deemed to mean and include their respective, heirs,

executors, administrators, legal representatives, agents and assigns) of the **FIRST PART**.

**AND**

**UNIQUEARK REALTORS PVT LTD**, PAN No. AABCU6239R a company having its office at 26/1A, Tiljala Road, P.O. Gobindo Khatick Road, Police Station - Karaya, Kolkata - 700046 being represented by its Director namely **KHURSHID ALAM**, PAN No. AEPA3474Q, (Aadhaar No. 778063175984), son of Mr. S.M. Maroof, by faith Islam, by occupation Business, by Nationality Indian, residing at 58, Ripon Street, Post Office - Park Street, Police Station - Park Street, Kolkata - 700016, hereinafter referred to and called as the **"DEVELOPER/SECOND PARTY"** (which term or expression shall until and unless excluded by or repugnant to the context and meaning thereof, shall be deemed to mean and include its successors in office agents and assigns and /or heirs, successors, executors, administrators, representatives, agents and assigns) of the **SECOND PART**.

**WHEREAS** the said (1) Nikhat Noor, (2) Md. Meraj Hossain, (3) Sahida Noor Hassan, (4) Mahjabeen Bano, (5) Arjuman Bano, (6) Abed Hossain, (7) Md. Ashraf Hossain, (8) Sabera Khatoon, are the absolute owners of all that the landed property being known and identified as the municipal premises no. 30/1A, Tiljala Road, P.O. Gobindo Khatick, Police Station - Karaya ward no 65, Kolkata - 700046, (in Dihi Panchannagram, Division - 5(W), Sub Division - 8, under Mouza Tiljala, old Touzi No. 1298, subsequent Touzi No. 2833, under Sub Registry - Sealdah) hereinafter referred to and called as "the said property", which are more fully and particularly mentioned and described in the First Schedule hereunder.

**AND WHEREAS** by a Registered General Power of Attorney, dated 28.03.2014, which was Registered at A.D.S.R., Sealdah and Registered in

Book No. IV, CD Volume No. 1, Pages from 2690 to 2700, Being No. 00216 for the year 2014 & dated 06.11.2015, which was Registered at A.D.S.R., Sealdah and Registered in Book No. IV, Volume Number 1606-2015, Pages from 6687 to 6715, Being No. 160600661 for the year 2015, between the above mentioned Owners and Developers ALL THAT piece and parcel of bastu land measuring about 6 (Six) Cottahs 4 (Four) Chittacks 15 (Fifteen) Square Feet be the same a little more or less with structures within the limits of the Kolkata Municipal Corporation vide portion of Premises No. 30/1A, Tiljala Road, P.O. Gobindo Khatick Road, Police Station Karaya, Ward No. 65, Kolkata - 700046.

**AND WHEREAS**

1. The Owners of the said scheduled premises has decided to develop the said entire property measuring 6 (Six) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. more or less, as more fully stated in the First Schedule hereunder by raising a proposed newly constructed building through the said Developer, by the endeavor financial and other sources and resources of the said Developer wherein the said proposed project to be constructed into residential and/or commercial building structure wherein some modern Flats / Apartments / Shops / Office Spaces / Car Parking Spaces to be constructed in different sizes.
2. On getting the said information, the party of the Second Part/ Developer herein, with the bonafide\* motive of commercial exploitation and lawful gains of the said property contacted the Parties of the First Part, for developing the said property or premises which has been described in the First Schedule hereunder by raising a newly constructed building there upon, and after obtaining the sanctioned building plan from the Municipal

Authorities being the authorities of the Kolkata Municipal Corporation.

3. Any of the two or more parties, at their discretion may in future treat their respective allocation as a single unit or may opt for common mutation and may deal as a joint unit for all intense and purposes such as jointly pursuing mutation, building plan, sanction permissions, joint development for sale etc., as a single Unit/Lot.
4. The Parties of the First Part herein, on considering the said proposal of the Developer/ the Party of the Second Part herein, have agreed to provide scope to the Party of the Second Part, as the Developer, to develop the said new project over the demarcated premises by way of erection or construction of a new building structure as on Joint Venture basis, entirely at the cost and expenses of the Developer herein, in accordance with the agreed terms and conditions, laid down below hereunder, in this indenture in details:

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** as follows:

- **LAND:** shall mean and include the entire landed property measuring 6 (Six) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. more or less and being Municipal Premises No 30/1A, Tiljala Road, Post Office - Gobindo Khatick, Police Station - Karaya, Kolkata - 700046, Kolkata Municipal Corporation Ward No. - 65.
- **NEW BUILDING:** shall mean the pucca building structure intended to be constructed after obtaining the sanctioned building plan of the said premises (being the property) wherein as more fully mentioned in the First Schedule hereunder; into self contained Flats or

Apartments and other covered spaces, common spaces, open spaces will be available for use of the intending buyers, the First Party / Owners and the Second Party Developer, in the said proposed project with modern facilities and amenities as per specification of work schedule mentioned below in the Fifth Schedule.

- **COMMON FACILITIES AND AMENITIES:** shall mean and include proportionate portion of corridors, staircases, lift, passages, paths, common latrine, pump room, water reservoir, overhead tank, water pump, main electric and main plumbing line, water line, sewage and drainage line, common user of roof / terrace and other common spaces and open spaces and other facilities and amenities which will be available therein, in the said proposed building project including common maintenance and management of the new proposed building, to be constructed at the landed property more fully mentioned in the First Schedule.
  - **COVERED AREA OR BUILT-UP AREA:** shall mean the measurement inside Flat/Apartment together with thickness of the walls and all the sides and joints of the flats together with proportionate undivided staircase area or space.
  - **SUPER BUILT UP AREA:** shall mean and include covered area, common area, common spaces, open spaces, terrace, lobbies, reservoir, and water tank and other area for common enjoyment in the said project or proposed building which will be added as per ratio basis proportionately.
  - **FIRST PARTY/OWNER'S ALLOCATION:** shall mean ALL THAT of the sanctioned Floor Area Ratio (FAR) as per obtained K.M.C. plan of the proposed new storied building.
- 1477 Sq.ft. on the 3<sup>rd</sup> Floor, Flat No. 3D.

- **DEVELOPER'S ALLOCATION:** shall mean and include ALL THAT of the sanctioned Floor Area Ratio (FAR).
- Rest of the entire floors and area.
- It has been mutually agreed between both the parties that in case any of the existing old tenants shall be willing to sell their tenanted portion to the Second Party / Developers or their nominee or nominees, representatives, assignees for a consideration amount, in that case the said / concerned tenanted portion will be also become a part of the Developer's Allocation with completely, solely and exclusively on ownership basis.
- **PREMISES/PROPERTY:** shall mean the First Parties share of land area as per the Deed of Partition dated 6<sup>th</sup> June, 2014 situated at Premises No. 30/1A, Tiljala Road, Post Office - Gobindo Khatick, Police Station - Karaya, Kolkata - 700046, as more fully mentioned here in the First schedule.
- **FLAT/APARTMENT:** shall mean self contained complete flat / apartment consisting of rooms, drawing cum dining spaces, kitchen, bath room cum privy, toilet etc. together with all fittings and fixtures as per specification of work schedule mentioned hereunder wherein provisions of electric, water and other common facilities will be available.
- **TRANSFeree:** shall mean person, persons, association of persons, firms to whom any flat is to be sold, conveyed and transferred by the Developer/ the Second Party from their allocated portion (being Confirming Party in such Deed of Transfer through the First Party (being the Vendor in such Deed of Transfer).
- **THE ARCHITECT(S) / ENGINEER(S):** shall mean and include the Architect(s) or engineer(s) to be solely appointed by the Developer/ the Second Party for the purpose of preparing, making and/or

designing and planning the said proposed building plan and/or to supervise the project till completion.

- **DEVELOPMENT:** shall mean and include the construction of a new proposed building structure along with commercial use also i.e. Shops & Office spaces on road side in land where the ground floor to be sanctioned as car parking spaces at and upon the said land of the said premises to be raised and erected by the Second Party/Developer, entirely at his own efforts, costs and expenses (all from the sources and resources of the said Developer).
- **SALEABLE SPACES:** shall mean and include all spaces in the said proposed building as shall be available for sale, lease transfer and assign, entirely to be done at the Developer discretion to his nominee(s) and/or assign(s) on completely ownership basis, it shall include the built up area and super built up area in the proposed construction, save and except the proportions exclusively allotted to the First Party as more fully and particularly mentioned herein.
- **TRANSFER:** with its grammatical variations shall include a transfer by possession or by other mode and manner, adopting for effecting what is understood as transfer, or convey or assigning, in a multi-storied building to the Purchaser/Transferee thereof according to the share of Developer only.

## **ARTICLE - II**

### **Title - Indemnity and Declaration**

The owner hereby declare and assert that they have good clear marketable title and have got absolute right, title and interest in the said property or premises no. 30/1A, Tiljala Road, Post Office - Gobindo Khatick, Police Station - Karaya, Kolkata - 700046, being free from any form of claim, demand, encumbrances, wakf, debattor, requisition, acquisition or right

or interest of any other person or persons claiming under or in trust of the party hereto of the First Part, and the Party of the First Part has good and clear marketable title and legitimately entitled without any form of bar, prohibition or being restrained to enter into this agreement with the Developer and the Party of the First Part hereby undertakes to Indemnify and keeps the Developer/Second Party (and his nominees) totally indemnified against any and every form/part of claim, action and demand whatsoever that may arise in respect of the title of the First Part relating to the said premises.

The First Party also declares and undertakes to execute and/or sign all papers, application, plan and plans and to submit all documents to the Municipal Authority or before any other authorities, in connection with the production or submission of the building plan, additional/supplementary building plan(s) in respect of the proposed project and/or obtaining proper sanction.

The First Party also declares and undertakes to deal and settle with all sorts of matter relating to any claim, demand, encumbrances, right or interest of any other person or persons with regards to the right, title of the said property.

The Second Party/Developer hereby undertakes to initiate construction, raise and develop the proposed project or quasi residential on the basis of the sanctioned building plan, to be obtained (in due course) from Municipal Authority within two years from the date of digging of the earth.

The First Party shall hand over the custody of the original documents i.e. Partition Deed only of the said property against proper receipt till the entire proposed construction is complete at the time of signing of this instant Agreement.

After receipt of the Sanctioned Building Plan the First Party shall handover vacant possession of the property or premises to the Developer/Second Party where the new proposed project is to be constructed.

It is mutually settled between the parties that the Landlords will be temporarily shifted at another accommodation by the developer and after the completion of the proposed building they will be re-accommodated at the schedule premises and this will be provided from the First Parties share with all necessary amenities and facilities and in that event the developer shall bear the expenses of the house rent, so incurred till completion of the building.

The First Party hereby declares and absolutely assures the Developer that the Parties of the First Part have got absolute right and good and clear marketable title over the said land, which is absolutely free from all encumbrances, attachments, order(s) of the Court(s), proceedings etc. The Party of the First Part further assures the Developer that they have unrestricted right and absolute power and authority to enter into agreement with the Developer and the Party of the First Part hereby undertakes to indemnify and keep indemnified the Developer from and against any and all actions, claims and demands whatsoever which may arise due to any defect in the title of the Owner/First Party, otherwise not to harass the First Party by the Second Party.

The Party hereto of the First Part hereby declares and asserts that the said premises/landed property is absolutely free from all and any manner of lispens(s), attachment(s), debattor, wakf, charge(s), lien(s), claim(s), encumbrance(s), trust, mortgage(s) and collateral security whatsoever.

The First Party hereby undertakes and asserts to totally indemnify and keep indemnified the Second Party/Developer of, from and against any

and all actions, charges, liens, claims, encumbrances and mortgages or any third party/parties right(s) or claim(s) in over the said landed property.

The Party of the First Part hereby undertakes that the Developer on completion of the proposed construction shall save and except the First Party's allocation retain, enjoy, sell, assign, transfer and otherwise however deal with the Developer allocated portion in the proposed construction without any form of objection, hindrances, interference from the Party hereto of the First Part or person claiming through or under the Party hereto of the First Part and the Party hereto of the First Part undertake to indemnify and to keep fully indemnified the developer of/from and against all losses, damages, cost, charges and expenditures incurred as a result of breach of this undertaking assurance and agreement.

The Party hereto of the First Part hereby further undertakes that the Developer shall from time to time do all acts, deeds, matters and things pertaining to the development work and subsequent transfer (as aforesaid) and give the Developer all authorities as shall or may be required to give positive effect to the several clauses of these presents.

The Party hereto of the First Part assures, agrees and asserts not to revoke or cancel the instant agreement. The Party hereto of the First Part hereby undertake not to transfer, change, encumber, alienate or part with the possession of the said premises/landed property or in any manner attempt the same or enter into any agreement or arrangement with any other Third Party with regard to the said premises/property, during the subsistence of this instant Agreement.

**ARTICLE - III****(Commercial Exploitation and Development Rights)**

The Party hereto of the First Part hereby grants exclusive and sole right to the Second Party/Developer, to build upon and utilize and explore the said premises, for construction of a residential and/or commercial building structure wherein some modern Flats / Apartments / Shops / Office Spaces / Car Parking Spaces to be constructed in different sizes.

The Second Party/Developer (for completion of the project pertaining to the subsequent transfer) at its own costs and expenses shall prepare the building plan by its own appointed Architect(s) or Engineer(s) and submit the same to the Municipal Authority but the Party hereto of the First Party shall sign on the said plan and every other documents and applications, prior to production or submission of the same and the Developer shall also be permitted to obtain necessary permission from the other authorities concerned for clearance, approval, permission, sanction etc. prior to the start of the project or construction of the said proposed building over the said property or premises which shall or may from time to time be required, for which all costs shall be borne by the Developer.

The Party of the First Part shall at the cost of and through the Second Party/Developer from time to time shall compulsorily submit all signed applications, petitions, documents, papers etc. required for the purpose of the said project and to do all other acts, deeds, things and matters as may be required to obtain all other clearances, sanction, permission as may shall be necessary for construction of the said proposed project or complex without any obstruction or hindrances.

All applications, plans and other papers and documents shall only be submitted by the Party hereto of the First Part through the Second Party/Developer but all costs and expenses to be paid by the Second

Party/Developer including all fees, charges and expenses as would be required to deposit for the said new proposed project.

The Party to the First Part shall render to the Developer all necessary assistance and co-operation to apply for and/or obtain all sanctions, permissions, clearances, approval and/or authority, as mentioned above and to do other acts, deeds, things and matters as may be necessary or the proprietor of the said Developer Firm as their lawful Attorney or Agent to function for on their behalf of and/or in the name of the Party hereto of the First Part for collecting or receiving back from the authorities concerned and refunds of any other payments or deposit made by the Second Party/Developer and in pursuance of the purpose of the same, the Party of the First Part shall grant the Second Party/Developer a Registered General Power of Attorney which shall be registered in the Office of District Sub-Registrar at Sealdah with specific authorities to sign, make file, amend, prosecute withdraw and or process the same and/or to do all other acts, deeds, things and matters as may be necessary to obtain the requisite sanctions, permissions, clearances, approvals and/or authority as envisaged above for the construction of the proposed new building at the said premises.

That the Party hereto of the First Part hereby and herein grants exclusive possession of the said premises along with the permission to the Developer to develop the said landed property/premises by raising a new pucca building construction thereupon, of which this agreement shall remain in force till the construction work is completed and till the Party hereto of the First Part have receive their allocation and the Developer has completely transferred all his allocation to his nominees, thus the intents and purpose of this instant agreement is fully satisfied and fulfilled, subject to the ARTICLE - X of the instant Agreement.

**ARTICLE - IV**  
**(BUILDING)**

The First Part/Owners shall compulsorily vacate, in its entirety, the said entire premises and handover peaceful and vacant possession of the same to the developer for the purpose of the proposed development of the said property, once the developer is able to obtain sanctioned building plan from the concerned Municipal Authority by the help of Developer.

The Developer shall at its own costs and expenses construct the new building on the basis of the building plan and to make the same with good standard materials, fittings, floorings and fixtures as per specification of work schedule, mentioned hereunder.

That the Party hereto of the First Part hereby agrees to give to the Developer exclusive right, permission and consent for construction of the said proposed project or building in the said premises.

The Developer shall (out of its own allocation i.e. residuary of what left out after the first Party's allocation) have the liberty to make Agreement for Sale of Flat or Flats in the said proposed project with the intending transferee(s) from the Developer own allocation and the Developer shall be at liberty to receive earnest money for the same without any further permission or consent or approval from the Parties hereto of the First Part. The Second Party shall be at liberty to convert his allocation into residential unit without any objection from the First Party. The party of the First Part / Allocation is also to be handed over herein.

That the Party of the Second Part shall at its own cost and expenses demolish the existing building/structure at the said premises and shall entirely appropriate the residuary of the same. Such cost and expenditure incurred shall not be demanded, claimed, adjusted or recovered from its said First Party in any manner vice-versa the First Party will not demand, claim, adjust or recover the existing structure from the Second Party in

any manner whatsoever. The Party of the First Part shall however not be permitted to demolish or reduce the existing boundary wall of the said premises in any manner.

**ARTICLE - V**  
**(Consideration and Obligation)**

The parties hereto of the First Part/Owner shall simultaneously with execution of this agreement shall also execute a registered Power of Attorney, jointly in favour of the parties hereto of the Second Part, with specific authority to grant, convey, transfer, assign and assure the same, in favour of any other person of their choice out of the Developer Allocation of the intended newly constructed building.

The Party hereto of the First Part undertakes and fully assures to execute and register proper Deed of Conveyance or Conveyances in favour of the Developer or in the name of the nominees, assignee or assignees and/or in favour of the intending buyer or buyers to be selected by the Developer, entirely at Developer discretion in respect of the Developer allocation at the costs and expenses of the Developer either personally and simultaneously the Developer undertakes to deliver the First Party's allocation in complete condition in all respect as per specification of work schedule mentioned herein below.

The Developer according to its own choice shall be entitled to make Agreement for Sale or transfer of flat or flats from his own allocated portion with any intending buyer or buyers and First Party Owners shall at the request of the Developer execute and register Deed of Conveyance or Conveyances at the cost of the Developer in favour of the said buyers.

**ARTICLE - VI**  
**(Right of the Developer)**

That the Developer shall be at liberty to prepare the proposed building plan by its own appointed Architect(s) or Engineer(s) without any further and/or other consent/permission of the Party hereto of the First Part for

the purpose of construction of the proposed new building over and the said property/premises, and as per terms and conditions of the instant Agreement for Development.

The Developer shall produce the said building plan to the Municipal Authority and to do everything in this connection for obtaining sanction of the said building plan for and on behalf of the Party hereto of the First Part.

The Developer shall complete and make over the possession of the First Party's allocation in the said proposed project to the First Party in accordance with this agreement and the Developer hereby undertakes to initiate construction, raise and develop the proposed residential project on the basis of the sanctioned building plan, to be obtained (in due course) from Municipal Authority and shall handover the Owner's Allocation to the respective First Parties to its entirety as per the instant agreement within 36 (Thirty Six) months from the date of digging of the earth, this time may be increased upon mutual consent.

The Developer shall complete the project in all respect as above mentioned and shall be entitled to make Agreement for Transfer by sale with the intending Purchasers of his allocation, for transferring any flat or flats and the Parties of the First Part shall sign upon the said deed of transfer for sell or other purpose to receive earnest money for the same without any further consent and/or permission of the Party hereto of the First Part. The Developer shall be entitled to represent the Party of the First Part before all concerned authorities in respect of instant proposed project, in the said premises under reference.

**ARTICLE - VII**  
**(Finance and Transfer)**

On or after the execution of these presents the Developer shall be entitled to enter into agreements with the prospective purchasers and intending

transferees of various flats only in respect of its own allocation. The sale and/or transfer of all such flats etc. of the Developer allocation at the proposed construction shall be completed by the Party hereto of the First Part with such number of conveyances and/or enter transfer of documents, as may be required by the Developer or by the respective purchasers/transferees. The scheme of transfer and/or Transfer deeds or Documents shall only be drawn up by any Advocate appointed solely by the Second Party/Developer. The Party hereto of the First Part shall compulsorily sign and execute all such transfer deeds or documents in favour of the respective purchasers (of the Developer allocation in the capacity as "Vendor") as the transferor the concerned right, title, interest.

All costs, charges, expenses and fees payable for stamp duty, registration charges, Advocate's fees etc. for all such deeds, documents, writings, agreements, conveyance and/or other documents of transfer (in respect of Developer allocation shall be entirely borne and paid by the respective Purchasers only.

### **ARTICLE - VIII**

#### **(Arbitration)**

All disputes and differences arising out of this Agreement or any respect of any interpretation to any meaning or context under this agreement shall be referred to the Arbitral Tribunal. For the purpose of arbitration the parties herein shall each nominate a person as Arbitrator. The Arbitration Tribunal shall have summary powers and may or may not keep any record of arbitration proceedings. The Arbitration proceeding shall be governed by the statutory provisions of the Arbitration and Conciliation Act, 1996 with all its amendments, modifications. Such arbitral proceedings shall be completed within 2 months. Upon failure to amicably settle the disputes party hereto reserves their rights to proceed as per the Law of the Land.

**ARTICLE – IX**

**(Jurisdiction of Court)**

Civil Court at Sealdah, District 24 Parganas (South) alone shall have Jurisdiction to try and entertain all actions, appeals and proceedings arising out of this agreement, subject to the completion of the Arbitration proceeding.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Landed Property)**

ALL THAT the piece and parcel of land measuring 6 (Six) Cottahs 4 (Four) Chittacks 15 (Fifteen) Sq.ft. be the same a little more or less together with a structures lying and situated at premises no. 30/1A, Tiljala Road, P.O. Gobindo Khatick, P.S. Karaya, Kolkata – 700046, Ward no. 65 of Kolkata Municipal Corporation in the District of South 24 Parganas (South) together with all rights of easements, common facilities and amenities annexed hereto which is butted and bounded by :-

ON THE SOUTH	:	By Common Passage.
ON THE NORTH	:	By 28/1, Tiljala Road.
ON THE EAST	:	By 27, Tiljala Road.
ON THE WEST	:	Partly Premises No. 30/1A. Tiljala Road, as LOT – C, LOT –D.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Landlord's Allocation)**

Shall mean ALL THAT of the sanctioned Floor Area Ratio (FAR) as per obtained K.M.C. plan of the proposed new storied building.

- 1477 Sq.ft. on the 3<sup>rd</sup> Floor, Flat No. 3D.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer Allocation)**

- Shall mean and include ALL THAT of the sanctioned Floor Area Ratio (FAR).
- Rest of the entire floors and area.

It has been mutually agreed between both the parties that in case any of the existing old tenants shall be willing to sell their tenanted portion to the Second Party / Developers or their nominee or nominees, representatives, assignees for a consideration amount, in that case the said / concerned tenanted portion will be also become a part of the Developer's Allocation with completely, solely and exclusively on ownership basis.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Common Parts and Common Areas)**

Common parts and Common areas in ALL THAT the said premises morefully and particularly described in the First Schedule hereunder written.

- Main entrance to the said Premises and the passages around the proposed Building.
- Water pipes and other plumbing installations from underground/overhead tank for supply of water and pump room.
- Drainage and sewers and rain water pipe.
- Paths and/or passages in the ground floor.
- Main gate, boundary wall of the proposed building including doors thereof.
- Such other common parts, areas, equipments; installations, fixture fittings and spaces in and about the Said Proposed Building as are necessary for common use for all occupants of the Units.
- Terrace: Common use for all flat Owners.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(Specification of Works Schedule)**

**STRUCTURE :**

- Column Pillar Foundation with R.C.C. beams, Roof slabs, etc.
- All outer walls will be 5 inches Thickness.

**WALL FINISHES :**

- Internal wall will be finished with the cement plaster with Plaster of Paris.
- Exterior faces of the building will be finished with the cement plaster and Exterior Weather Coat paint.
- Ceiling areas of entire apartment shall be finished with cement plaster and Plaster of Paris.
- The bathroom walls will be finished with glazed ceramic tiles upto 6 feet height.
- Other than the tiled area in bathroom, kitchen, other areas will be finished with cement plaster and Plaster of Paris.
- Wash and Service area of Kitchen will be finished with ceramic tiles upto 2 feet above the kitchen platform will be finished with glazed ceramic tiles.

**FLOOR FINISH :**

- All floors of Flats, in each floor will have full Tiles.
- Staircase, Common spaces will have Marble.
- 

**DOORS :**

- All doors will be flush door with wooden frame of good quality.

**WINDOWS :**

- Aluminum sliding window with frame.

**KITCHEN :**

- Kitchen will have a Slab of Black Stone with Granite.
- One Black Stone Sink of Standard size will be fitted.
- Side wall will be of glazed tiles upto 2 feet height from the stone slab.

**SANITARY WARE & PLUMBING :**

- Water pump will be provided to pump the water from Basement Reservoir to Overhead Tank.
- Plumbing lines from overhead tank to all the apartments will be provided.
- Indian Water Closet (IWC) with Flush facility will be provided in bathroom.
- One Tap will be provided in Kitchen.
- Each bathroom will have standard plumbing line for Shower, Geyser, Flush etc.
- All the Taps and Shower will be good quality brand.

**ELECTRICAL :**

- All wiring is concealed wiring suitable for Phases supply with adequate routing for lighting and power loads as per electrical plan.
- All required Electrical Point in Flats will be provided.
- Common services shall have separate meter.

**PAINTING :**

- External surface of the building will be finished with Exterior Weather Proof Emulsion Paint as per architectural design and specification.

**LIFT :**

- A fully automatic Lift (Otis or equivalent Company) to be installed in the new proposed Building project.

Any additional fittings/fixations/facilities (provided at the request of the Owner) would be charged by the Developer from the Purchaser as per Developer rate schedule.

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

**SIGNED SEALED AND DELIVERED**

At Kolkata in presence of:

SYED ZUBAIR AHMED  
Constituted Attorney For  
1) NIKHAT NOOR, 2) MD. MERAJ HOSSAIN  
3) SAHIDA NOOR HASSAN, 4) SABERA KHATOON  
5) MEHJABEEN BANO, 6) ABED HOSSAIN  
7) MD. ASHRAF HOSSAIN, 8) ARJUMAN BANO

**WITNESSES**

1) Sarfraz Ahmad  
S/o Meenu Haque  
39, Andad Ali Lane, Kol-16

2) Mehboob Ali  
S/o Mubarak Ali  
4A, MS Apartment  
Kaikhali Mondal Ganthi  
Kolkata-52  
Drafted and identified by me

*Subhash ch. Saha*  
Advocate F-112/41-76  
Sealdah court

1) *Syed Zubair Ahmed*  
2) *Mehjabeen Bano*

**OWNERS / FIRST PARTY**

For UNIQUEARK REALTORS PVT. LTD.

*Khurshid Ali*  
Director

**DEVELOPER / SECOND PARTY**

4

## SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Syed Zeeshan Ali</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*for constituted attorney of Nikhat Noor + 8 ORs.*



<i>Digitalabeer</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*for constituted attorney of Nikhat Noor + 8 ORs.*



<i>Khurshid Ali</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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

GRN: 192019200102504408  
GRN Date: 02/12/2019 18:06:41  
BRN : 9344744024125  
SBI ePay txn No. : 201933645230480

Payment Mode : Credit Card-VISA  
Payment Gateway SBI EPay-State Bank of India New PG  
BRN Date: 02/12/2019 18:11:01  
SBI ePay txn Date. 02/12/2019 18:10:22

DEPOSITOR'S DETAILS

Name : FEROZ KHAN Id No. : 16060001681977/9/201  
Contact No. null  
E-mail : sarfaraz.sam.ahmed@gmail.com Mobile No. +91 9062792366  
Address : 26B ELLIOT ROAD KOLKATA700016  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	16060001681977/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
2	16060001681977/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	35020
			<b>Total Amount</b>	<b>35041</b>

In Words : Rupees Thirty Five Thousand Forty One Only.

### Major Information of the Deed

Deed No :	I-1606-04691/2019	Date of Registration	05/12/2019
Query No / Year	1606-0001681977/2019	Office where deed is registered	
Query Date	04/11/2019 9:41:13 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sourabh Das 2, No. Bankshall Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980242781, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,70,22,278/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tiljala Road, Road Zone : (4no. Bridge -- Picnic Garden Rd (Wrd no. 65 & 66)) , , Premises No: 30/1A, , Ward No: 065 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 4 Chatak 15 Sq Ft	1/-	2,70,22,278/-	Property is on Road
<b>Grand Total :</b>				<b>10.3469Dec</b>	<b>1 /-</b>	<b>270,22,278 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Nikhat Noor</b> Wife of Late Md Mahmood Hossain 5A, Elliot Lane, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AMPPN9246E, Aadhaar No: 33xxxxxxxx3883, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Md MERAJ HoSSAIN</b> Son of Late Mohammad Hossain 5A, Elliot Lane, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AJWPH9617F, Aadhaar No: 88xxxxxxxx9254, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>SAHIDA NOOR HASSAN</b> Daughter of Late Mohammad Mahmood Hossain 5A, Elliot Lane, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ATXPH7943K, Aadhaar No: 86xxxxxxxx4516, Status :Individual, Executed by: Attorney, Executed by: Attorney

4	<b>MAHJABEEN BANO</b> Wife of Late Aushaf Hossain 30A/2, Rai Charan Ghosh Lane, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AWDPB2714P, Aadhaar No: 46xxxxxxxx2780, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	<b>ARJUMAN BANU, (Alias: ARJUMAN BANO)</b> Daughter of Late Aushaf Hossain 30A/2, Rai Charan Ghosh Lane, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AWDPB2814J, Aadhaar No: 77xxxxxxxx8073, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	<b>ABED HOSSAIN</b> Son of Late Aushaf Hossain 30A/2, Rai Charan Ghosh Lane, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ABGPH1000A, Aadhaar No: 93xxxxxxxx1255, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	<b>SABERA KHATOON</b> Wife of Sk. Rowsan Ali 30A, Rai Charan Ghosh Lane, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DEIPK0994E, Aadhaar No: 40xxxxxxxx9064, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	<b>Md ASHRAF HOSSAIN</b> Son of Late Aushaf Hossain 30A, Rai Charan Ghosh Lane, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: AEPPH9540D, Aadhaar No: 75xxxxxxxx2777, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>UNIQUEARK REALTORS PRIVATE LIMITED</b> 26/1A, Tiljala Road, P.O:- Gobindo Khatick Road, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AABCU6239R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AHMED ZUBAIR SYED, (Alias Name: SYED ZUBAIR AHMED) (Presentant )</b> Son of Late Md Azimuddin 4/3H/68, Bhukailash Road, P.O:- Babu Bazar, P.S:- Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKUPS5428A, Aadhaar No: 41xxxxxxxx1462 Status : Attorney, Attorney of : Nikhat Noor, Md MERAJ HoSSAIN, SAHIDA NOOR HASSAN, MAHJABEEN BANO, ARJUMAN BANU, ABED HOSSAIN, SABERA KHATOON, Md ASHRAF HOSSAIN
2	<b>AIJAZ MOHAMMAD NADEEM</b> Son of Md Muslim F-48, Garden Reach Road, P.O:- Garden Reach, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN - 700024, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ABPPN2454H, Aadhaar No: 29xxxxxxxx6315 Status : Attorney, Attorney of : Nikhat Noor, Md MERAJ HoSSAIN, SAHIDA NOOR HASSAN, MAHJABEEN BANO, ARJUMAN BANU, ABED HOSSAIN, SABERA KHATOON, Md ASHRAF HOSSAIN

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>KHURSHID ALAM</b> Son of Mr S M Maroof 58, Ripon Street, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AEEPA3474Q, Aadhaar No: 77xxxxxxxx5984 Status : Representative, Representative of : UNIQUEARK REALTORS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sarfaraz Ahmed</b> Son of Mr Maniul Haque 39 Imdad Ali Lane, P.O:- Park Street, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700016			

Identifier Of KHURSHID ALAM, AHMED ZUBAIR SYED, AIJAZ MOHAMMAD NADEEM

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Nikhat Noor	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec
2	Md MERAJ HoSSAIN	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec
3	SAHIDA NOOR HASSAN	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec
4	MAHJABEEN BANO	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec
5	ARJUMAN BANU	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec
6	ABED HOSSAIN	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec
7	SABERA KHATOON	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec
8	Md ASHRAF HOSSAIN	UNIQUEARK REALTORS PRIVATE LIMITED-1.29336 Dec

**Endorsement For Deed Number : I - 160604691 / 2019**

On 14-11-2019

**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 2,70,22,278/-



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

On 04-12-2019

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

Presented for registration at 17:40 hrs on 04-12-2019, at the Private residence by AHMED ZUBAIR SYED Alias SYED ZUBAIR AHMED,.

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

Execution is admitted on 04-12-2019 by KHURSHID ALAM, Director, UNIQUEARK REALTORS PRIVATE LIMITED (Private Limited Company), 26/1A, Tiljala Road, P.O:- Gobindo Khatick Road, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Mr Sarfaraz Ahmed, , Son of Mr Maniul Haque, 39 Imdad Ali Lane, P.O: Park Street, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Private Service

**Executed by Attorney**

1. Execution by AHMED ZUBAIR SYED, , SYED ZUBAIR AHMED , Son of Late Md Azimuddin, 4/3H/68, Bhukailash Road, P.O: Babu Bazar, Thana: Ekbalpore, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Muslim, by profession Business as the constituted attorney of 1. Nikhat Noor 5A, Elliot Lane, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, 2. Md MERAJ HoSSAIN 5A, Elliot Lane, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, 3. SAHIDA NOOR HASSAN 5A, Elliot Lane, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, 4. MAHJABEEN BANO 30A/2, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 5. ARJUMAN BANU , ARJUMAN BANO 30A/2, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 6. ABED HOSSAIN 30A/2, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 7. SABERA KHATOON 30A, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 8. Md ASHRAF HOSSAIN 30A, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039 is admitted by him

Indetified by Mr Sarfaraz Ahmed, , Son of Mr Maniul Haque, 39 Imdad Ali Lane, P.O: Park Street, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Private Service

2. Execution by AIJAZ MOHAMMAD NADEEM, , Son of Md Muslim, F-48, Garden Reach Road, P.O: Garden Reach, Thana: Garden Reach, , South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Muslim, by profession Business as the constituted attorney of 1. Nikhat Noor 5A, Elliot Lane, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, 2. Md MERAJ HoSSAIN 5A, Elliot Lane, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, 3. SAHIDA NOOR HASSAN 5A, Elliot Lane, P.O: Park Street, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, 4. MAHJABEEN BANO 30A/2, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 5. ARJUMAN BANU , ARJUMAN BANO 30A/2, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 6. ABED HOSSAIN 30A/2, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 7. SABERA KHATOON 30A, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, 8. Md ASHRAF HOSSAIN 30A, Rai Charan Ghosh Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039 is admitted by him

Indetified by Mr Sarfaraz Ahmed, , Son of Mr Maniul Haque, 39 Imdad Ali Lane, P.O: Park Street, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Private Service



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

**On 05-12-2019**

**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.

**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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 6:11PM with Govt. Ref. No: 192019200102504408 on 02-12-2019, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 9344744024125 on 02-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30253, Amount: Rs.5,000/-, Date of Purchase: 03/12/2019, Vendor name: MOUSUMI GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 6:11PM with Govt. Ref. No: 192019200102504408 on 02-12-2019, Amount Rs: 35,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 9344744024125 on 02-12-2019, Head of Account 0030-02-103-003-02



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 30253, Amount: Rs.5,000/-, Date of Purchase: 03/12/2019, Vendor name: MOUSUMI GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2019 6:11PM with Govt. Ref. No: 192019200102504408 on 02-12-2019, Amount Rs: 35,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 9344744024125 on 02-12-2019, Head of Account 0030-02-103-003-02



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 176193 to 176251

being No 160604691 for the year 2019.



Digitally signed by KAUSHIK ROY  
Date: 2019.12.06 13:22:40 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 2019/12/06 01:22:40 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)