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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

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4-028910

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 613690

8NO. 91349/2017

V.C. Case No. 257..... Dt. 07/4/17

J (I) Rs. 250/-

J (II) Rs. 200/-

Total Rs. 450/-

Received on 07/4/17

D.S. R-1

Alipore South 24 Parg.

उपरोक्त दस्तावेज में उल्लिखित
विवरणों पर हस्ताक्षरों के
साथ ही इसमें अलग-अलग जोड़े हुए
दस्तावेजों के प्रमाणों का प्रमाणित
होना आवश्यक है।

District Sub-Registrar
Alipore South 24 Pargan

11 APR 2017

THIS AGREEMENT made this 7th day of April, 2017
BETWEEN (1) M/S. SATYAM PROPERTIES, a partnership firm,
having its office at 28A, Nakuleshwar Bhattacharya Lane, Kolkata - 700
026, Police Station Tollygunge, Post Office Kalighat, having its
L.T. PAN - ACHFS7021C, represented by its partners for the time

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3772
S. Jagan & Company
10, Old Post office, Street.
Kalkata - 70001
P. S.
Sd/-

MAR 2017

Santosh K. Dev
ALPORA COURT

Xelip Goenka



798

for G. G. DEVELOPERS
Xelip Goenka
partner



799

for G. G. DEVELOPERS

Vinay Kumar Goenka



800



Santosh Mishra
SATYAM PROPERTIES
Santosh Mishra
Partner.

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District Sub-Registrar-I
Alipore, South 24 Parganas

being namely (i) Santosh Mishra, (ii) Ranjit Mishra, both sons of Lakshan Deo Mishra, both residing at 32J, 32th Floor, Tower-1, South City Residences, 375, Prince Anwar Shah Road, Kolkata - 700 068, Police Station Jadavpur, Post Office Jodhpur Park and (iii) Vijay Agarwal, son of Late Kissenlal Agarwal, residing at No.37 Panditia Road, Tower-1, Flat No.801, Kolkata-700 029, Police Station Lake, Post Office Rashbehari Avenue, all by caste Hindu, by occupation Business and (2) **SANTOSH MISHRA**, son of Lakshan Deo Mishra, by caste Hindu, by occupation Business, residing at 32J, 32nd Floor, Tower-1, 'South City Residences', 375, Prince Anwar Shah Road, Kolkata - 700 068, Police Station Jadavpur, Post Office Jodhpur Park, having his I. T. PAN - AIMPM6604N, hereafter jointly called "the **OWNERS**" (which expression shall include their and each of their respective successors-in-interest and/or assigns) of the **ONE PART AND M/S. G. G. DEVELOPERS**, a partnership Firm, having its Office at 8, Mahanirvan Road, Kolkata - 700 029, Police Station Lake, Post Office Sarat Bose Road, having its I. T. PAN- AACFG4380R, represented by its partners for the time being namely (1) Dilip Goenka and (2) Vinoy Kumar Goenka, both sons of Late Jwala Prasad Goenka, both residing at 8, Mahanirvan Road, Kolkata - 700 029, Police Station Lake, Post Office Sarat Bose Road, hereafter called "the **DEVELOPER**" (which expression shall include its successors-in-interest, nominees and/or assigns) of the **OTHER PART**:

WHEREAS:

A. The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

1. **ADVOCATES** shall mean **M/S. S. JALAN & COMPANY**, Advocates of 10, Old Post Office Street, Kolkata- 700 001 or such other Advocates whom the Developer may from time to time appoint as the Advocates for the Project;



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SATYAM PROPERTIES
Ranjit Mishra
Partner.



802

Vijay Kumar Agarwal
Partner

Jagdish Baidya
S/o Late Pashupati Baidya
C23, G.G. Road, Kol-31.
P.S. Kasta, P.O. Dhukuria.



[Signature]

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2. **ARCHITECTS** shall mean such architect or firm or architects whom the Developer may from time to time appoint as the Architects for the New Building;
3. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the Premises;
4. **COMMON PORTION** shall mean all the common areas and installations to comprise in the Premises after the Development;
5. **CORPORATION** shall mean the Kolkata Municipal Corporation and shall also include the Kolkata Metropolitan Development Authority and other concerned authorities which may recommend, comment upon, approve and/or sanction the Plans;
6. **DEVELOPER'S AREA** shall mean such number of Units as have 93.5% (Ninety Three Point Five Percent) Super Built Up Area in the New Building **AND TOGETHER WITH** an undivided 93.5% (Ninety Three Point Five Percent) share in the Land and the Common Portions;
7. **LAND** shall mean the land comprised in the Premises;
8. **NEW BUILDING** shall mean such building or buildings to be constructed on the Premises by the Developer in pursuance hereof;
9. **OWNERS' AREA** shall mean such number of Units as have 6.5% (Six Point Five Percent) Super Built Up Area in the New Building as per sanction plan **AND TOGETHER WITH** an undivided 6.5% (Six Point Five Percent) share in the Land and the Common Portions;



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10. **PECUNIARY CONSIDERATION** shall mean the sum paid by the Developer to Owners as mentioned hereinafter, in addition to the Owners' Area;
11. **PLANS** shall mean the plans of the New Building to be sanctioned by the Corporation and shall also wherever the context permits include such plans, drawings, designs and specifications as are prepared by the Architects;
12. **PREMISES** shall mean Municipal Premises No. 30A, Bakul Bagan Row, (formed by amalgamation of former Premises Nos. 30A, Bakul Bagan Row and 30C, Bakul Bagan Row) Kolkata-700 025, Police Station Bhowanipore, more fully described in the **FIRST SCHEDULE** hereto and which is delineated on the Map or Plan annexed hereto and bordered "**RED**" thereon and shall also include the Land, the existing buildings and other structures and/or the New Building, wherever the context permits;
13. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof till the development of the Premises be completed and possession of the completed Units is taken over by the Unit Owners;
14. **PROPORTIONATE** with all its cognate variations shall mean such ratio the Super Built Up Area of any Unit or Units be in relation to the Super Built Up Area of all the Units in the New Building;
15. **SUPER BUILT UP AREA** shall mean the entire covered area as be sanctioned by the Corporation and shall include the plinth area of the Units including the plinth area of the bathrooms and balconies and open terrace, if any, appurtenant thereto and also the thickness of the walls (external or internal and pillars) and the area of the Common Portion **PROVIDED THAT** if any wall



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be common between two units then $\frac{1}{2}$ (One-Half) of the area under such wall shall be included in each such Unit;

16. **OCCUPANTS** shall mean the persons, who are occupying the portions of the Premises as tenants and/or the trespassers. The names, status, rent payable, if any and area occupied by them is mentioned in the **FOURTH SCHEDULE** hereto;
17. **UNIT** shall mean any flat, shop, commercial or other Super Built Up Area in the New Building which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which is not the Common Portion;
18. **UNIT OWNER** shall mean any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any Unit in the New Building and shall include the Owners and the Developer for the Units held by them from time to time;
19. **MASCULINE GENDER** shall include the feminine and vice-versa;
20. **SINGULAR** shall include the plural and vice-versa;

B. The Owners have represented to the Developer as follows:

1. The Owners were jointly the absolute owners of Premises i.e. Municipal Premises No. 30A, Bakul Bagan Row, Kolkata-700 025, Police Station Bhowanipore, more fully described in the **FIRST SCHEDULE** hereto. The Owner No.2 namely Santosh Mishra, who is the actual owner of the former Municipal Premises No. 30C, Bakul Bagan Row, (which is now amalgamated with former Premises No. 30A, Bakul Bagan Row) Kolkata - 700 025 has since invested the same to the partnership firm namely, M/s. Satyam Properties (being the Vendor No.1 herein), in which he is a partner as his contribution to such Firm and/or otherwise;



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2. Certain portions of the Premises are under the occupation of the tenants, illegal sub-tenants and trespassers, who are hereafter collectively called "the **OCCUPANTS**";
3. **SAVE** the portions of the Premises under occupation of the Occupants, the entirety of the Premises is under the khas possession of the Owners;
4. A Title Suit 130 of 2014 is pending before the Learned 4th Civil Judge (Jr. Div.) at Alipore [Mr Tapash Chatterjee -Vs- Mrs Kalyani Debi (Banerjee) & others], hereafter called "the **SAID SUIT**" filed by an Occupant for a declaration that he may not be ousted without due process of law;
5. **SAVE** the Said Suit, there are no suits and/or proceedings and/or litigations pending in respect of the Premises or any part thereof;
6. **SAVE** the Occupants, no person other than the Owners have any right, title and/or interest of any nature whatsoever in the Premises or any part thereof;
7. **SAVE** the Occupants, the right, title and interest of the Owners in the Premises is free from all encumbrances whatsoever and the Owners have a good and marketable title thereto;
8. There are no Thika Tenants on the Premises and the Owners have received no notice of any such claim or proceeding;
9. No part of the Premises has been or is liable to be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof;
10. The Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority

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or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners;

11. Neither the Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand;
 12. The Owners have not in any way dealt with the Premises whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever;
 13. There are no wakfs, tombs, mosques, burial grounds, temples and/or any charge or encumbrance relating to or on the Premises or any part thereof;
 14. The Owners are fully and sufficiently entitled to enter into this Agreement and they have no difficulty in fulfilling there obligations hereunder mentioned;
- C. The representations of the Owners mentioned hereinabove are hereafter collectively called "the **SAID REPRESENTATIONS**" and the Owners confirm that the Said Representations are true and correct;
- D. Relying on the Said Representations, the Developer has agreed to develop the Premises, to complete the Project, pay the monies and do the works as on the terms mentioned hereunder;

NOW IT IS HEREBY AGREED AND DECLARED :

1. The Owners have appointed the Developer as the developer of the Premises and the Developer has accepted such appointment on the terms and conditions hereunder contained.





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2. The development of the Premises will be in the following manner:

- (a) Simultaneously with the execution hereof, the Owners shall hand over the originals of all documents of title and other papers relating to the Premises to the Developer in part performance of this Agreement;
- (b) At any time hereafter, the Developer shall be entitled to enter upon the Premises, do soil testing and all other works as may be necessary for the sanction of the Plans;
- (c) At any time hereafter, the Developer shall, at its own costs and expenses, cause the Plans to be prepared and submitted to the Corporation for necessary sanction **SUBJECT TO** the Owners paying all rates and taxes and the Developer shall thereafter have the Plans sanctioned as early as possible;
- (d) Within 7 (Seven) days the Developer getting the Plans sanctioned and the Developer shall take necessary steps for registration of the Project under the provisions of the West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, hereafter called "the **PROMOTER'S ACT**", if necessary;
- (e) Simultaneously with the execution hereof, the Owners shall deliver vacant and peaceful possession of the portions of the Premises under their occupation and notional possession of the portions of the Premises under the occupation of the Occupants to the Developer and the Developer shall be entitled to hold the same during the subsistence hereof;
- (f) At or before the execution hereof, the Developer has paid to the Owners the sum of Rs.1,40,00,000/- (Rupees one crore forty lacs) only as and by way of the ^{Non refundable} ~~Pecuniary~~ Consideration, receipt whereof the Owners do and each of them doth hereby as well as



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Secretary, Ministry of Health and Family Welfare,
Government of India, New Delhi

07 APR 2017

by the Receipt and Memo hereunder written admit and acknowledge.

- (g) Simultaneously with the execution hereof, the Owners has ceased to have any right, title and/or interest in the Premises and/or any part or portion thereof **SAVE** to get from the Developer the Owners' Area upon completion of the New Building;
 - (h) Within 1 (one) month from the date hereof, the Owners shall liable to cause the Said Suit dismissed at their own cost and expenses.
 - (i) **SUBJECT TO** force majeure and reasons beyond the control of the Developer, within 36 (thirty six) months from the date the Developer commences construction, the Developer shall, at its own costs and expenses, complete the Owners' Area and shall deliver possession thereof to the Owners in a tenantable condition, as per the particulars mentioned in the **THIRD SCHEDULE** hereto, with such reasonable changes as be advised by the Architects;
 - (j) The New Building shall be either for residential purposes or residential cum commercial purposes as may be decided by the Developer at its sole discretion;
3. In case the Developer fails to deliver possession of the entirety of the Owners' Area within the period stipulated in clause 2 (h) hereinabove, then and in such event, the Owners shall grant an extension of time therefore as may be desired by the Developer.
4. The Owners shall make out a marketable title to the Premises and shall answer and/or comply with all requisitions that may be made by the Advocates in this regard.



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5. The Owners do and each of them doth hereby give their consent to the sanction of the Plans and shall give such other consent or co-operation as be required by the Developer for the sanction of the Plans or otherwise for the Project.
6. Simultaneously with the execution hereof, the Owners have delivered the notional possession of the portions of the Premises which are under the occupation of the Occupants and vacant and peaceful possession of the remaining portions of the Premises under their occupation to the Developer and the Developer shall be entitled to occupy and use the entirety of the Premises and the Developer shall continue to hold the same for the duration of the Project. The Developer shall be entitled to use the Premises for setting up a temporary site office and/or quarters for its staff and shall further be entitled to put up boards and signs advertising the Project and post its watch-and-ward staff.
7. In connection with the Occupants, it is clarified as follows:
- (i) At any time hereafter the Developers shall negotiate and settle with the Occupants to cause them vacated the portions of the Premises occupied by them at its own costs and expenses and shall be entitled to receive possession of the such vacated portions directly from the Occupants.
 - (ii) In case any Occupants require to provide certain Unit or areas in the New Buildings, then such area shall be provided by the Developer out of the Developer' Area in the Premises;
8. In connection with the aforesaid, it is agreed and clarified as follows :
- a) The Plans for the New Building shall be got prepared by the Architects and shall be submitted to the Corporation for necessary sanction in the names of the Owners but otherwise at the cost of the Developer. The Developer shall also cause such changes to be made in the Plans as the Architects may approve



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Chief Sub-Registrar
Alpura, South 24 Parganas

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and/or as shall be required by the concerned authorities from time to time for the benefit of the Developer. It is clarified that for such alteration or modifications of the Plans no consent of the Owners is required;

- b) In case it be required to pay any outstanding dues to the Corporation or any other outgoings and liabilities in respect of the Premises till the date of hereof the Owners shall be liable for the same and the Developer shall be liable for the subsequent period, if any;
 - c) Upon being inducted into the Premises as aforesaid, the Developer shall be at liberty to do all works as be required for the Project and to utilise the existing water, electricity and telephone connections in the Premises at its costs and expenses;
 - d) The Developer shall be at liberty to demolish the existing structures of the Premises and to utilise the debris of the existing buildings and structures in the Premises and/or the proceeds thereof; and
 - e) All costs, charges and expenses for preparation and sanction of the Plans, registration of the Project under the provisions of the Promoter's Act, if any and construction of the New Building and/or development of the Premises shall be borne and paid by the Developer, exclusively.
9. The Owners will be entitled to the Owners' Area and the entirety of the remaining Premises including the Units, the undivided share in the Land and the Common Portion and the entirety of the roof and/or terrace of the New Building shall belong to the Developer.
10. The Owners' Area shall be constructed by the Developer for and on behalf of the Owners and/or their nominees as per the specifications mentioned in the **THIRD SCHEDULE** hereto. The rest of the New



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ATTEST: GAIL B. BROWN
CLERK OF THE SENATE

07 APR 2017

Building shall be constructed by the Developer for and on behalf of itself and/or its nominees.

11. The Owners and the Developer shall be entitled absolutely to their respective Areas and shall be at liberty to deal therewith in any manner they deem fit and proper **SUBJECT HOWEVER TO** the general restrictions for mutual advantage inherent in the Ownership Flat Schemes. They will also be at liberty to enter into agreements for sale of their respective areas **SAVE THAT** the Owners shall adopt the same agreement as the Developer may adopt in its agreement with the Unit Owners of the Developer's Area least insofar as the same relates to Common Portions, Common Expenses and other matters of common interest. The form of such agreement to be utilised by the parties shall be such as be drawn by the Advocates whose decision in this matter shall be final and binding, but the same shall be in accordance with the practices prevailing in respect of Ownership Flat buildings in Kolkata. The Owners shall be entitled to all monies that be received from the Unit Owners of the Owners' Area whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's Area **PROVIDED HOWEVER** that the monies payable and/or deposits for Common Purposes and Common Expenses shall be receivable only by the Developer from all the Unit Owners as fully mentioned hereafter.
12. The Owners shall, from time to time, sell and convey to the Developer and/or its nominees, the undivided proportionate share in the Land contained in the Premises appurtenant to the Developer's Area in the New Building. The consideration for such conveyance shall be the cost of construction of the Owners' Area and the Pecuniary Consideration and no other amount shall be payable to the Owners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferee. The Owners shall sign all papers and documents necessary for procuring all consents and/or



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permissions as be required for completion of such transfer, but these shall be obtained at the cost of the Developer.

13. It is further clarified as follows :

- (a) The Owners shall reimburse to the Developer the proportionate costs, deposits and expenses incurred for providing electricity and drainage connection and also for obtaining the Occupancy Certificate from the Corporation and/or other authorities, on or before delivery of the Owner's Area to Owners and/or their transferees by the Developer;
- (b) Upon completion of the New Building, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and be in conformity with other buildings containing ownership flats. The Developer and the Owners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management;
- (c) The Developer shall cause formation of a Society/Association or Company for the Common Purposes and the Unit Owners shall be made the Owners of such organisation in proportionate share and as early as possible. After the completion of the Project, the Developer shall hand over all deposits and all matters arising in respect of the management of the Premises and particularly the Common Portion to the said Society/Association or Company;
- (d) Upon completion of the New Building, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership flats. The Developer and the Owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay



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all costs, charges, expenses and outgoings in respect of the maintenance and management;

- (e) If so required by the Developer, the Owners shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the Developer's Area and similarly the Developer shall join in respect of the Owners' Area;
- (f) The Developer shall keep the Owners saved harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereof including:
 - (i) all claims or demands that be made due to anything done by the Developer during construction of the New Building including claims by the owners of adjoining properties for damages to their buildings;
 - (ii) all claims and demands of the suppliers, contractors, workmen and agents of the Developer on any account whatsoever, including any accident or other loss;
 - (iii) any demand and/or claim made by the Unit Owners of the Developer's Area; and
 - (iv) any action taken by the Corporation and/or any other authority for any illegal or faulty construction or otherwise of the New Building;
- 14. The New Building shall have such name as decided by the Developer of the New Building.

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Approved for Release
by NSA/CSS/ISOP

10/17/2001

15. The Owners do and each of them doth hereby grant the following powers to the Developer authorising to do all acts as be necessary for the Project:

- (i) To hold and manage, maintain, supervise and defend the possession of the Premises and/or any part or portion thereof.
- (ii) To do soil testing, excavation and all other works relating to the Premises;
- (iii) To sign and submit all papers, documents, statements, undertakings, declarations and plans as be required for having the Building Plans sanctioned and have the same modified and/or altered by the Corporation and/or other authorities and in connection therewith, to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient;
- (iv) To appear before all necessary authorities including Corporation, Fire Brigade, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police and Court in connection with the sanctioning of the Building Plans obtaining licenses for lifts and other equipment and all and every matter in connection therewith.
- (v) To appear and represent in any proceeding and/or hearing in connection with the assessment and/or re-assessment for fixation of the Annual Valuation or re-valuation, revenues and/or for any other purpose or purposes before any Court, Corporation, authorities, Collectors, Revenue Officers and any appellate authority or other authorities;
- (vi) To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Corporation and/or other authorities.



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Officer of Sub-Registrar-1
Bangalore, South 24 Parganas

- (vii) To deal with and/or warn off and prohibit, and if necessary, proceed against in due form of Law, against all or any trespassers on the Premises or any parts thereof and/or the Occupants and to cause them surrender all their rights in the Premises and/or any part or portions thereon and to receive possession from them and/or to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
- (viii) To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the Plans and modification and/or alteration of the sanctioned Building Plans for the construction of the New Building on the Premises.
- (ix) To sale, lease and/or transfer the Developer's Area and/or undivided share or shares in the Land comprised in the Premises appurtenant to the Developer's Area and to enter into agreements, including sale agreements, containing such provisions and with such purchasers and/or other persons and to receive earnest moneys and/or part and/or full consideration there under in respect of the Developer's Area and also to fulfill and enforce mutual obligations there under.
- (x) In respect of the Developer's Area, to sign, execute, enter into, modify, cancel, alter, draw and approve agreements for sale, deed of transfer, deed of lease, conveyances and all papers, documents, contracts, agreements, declarations, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done and to sale and to receive consideration, rents, service charges, taxes and other amounts therefore and grant valid receipts and discharges for the same.

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- (xi) To execute, present for registration, admit execution, and have registered such agreements, Conveyances and/or Deeds of Transfer, Deed of Lease in respect of the Developer's Area in the Premises.
- (xii) To sign, execute, modify, cancel, alter, draw, approve all papers, documents, declarations, undertakings, assurances, indemnities, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done and present for registration, admit execution, and have registered the aforesaid documents in connection with the Premises.
- (xiii) To execute, present for registration, admit execution, and have registered the aforesaid documents.
- (xiv) To appear before Notary Publics, District Registrars, District Sub-Registrars, Additional District Sub-Registrar, Additional Registrar of Assurances, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with the registration of documents and deeds and enforcement of all powers and authorities as contained herein.
- (xv) To appear and represent us, commence, prosecute, enforce, defend, answer or oppose all motions and other legal proceedings including all Applications, Writ Applications, all pending suits or any new suits against the Occupants and/or Claimants and arbitration proceedings and demands including but not limited to any other proceedings arising out of or connected therewith or touching any of the matters relating to the Premises or any part thereof, including proceedings for requisition and/or acquisition or any other matters in which we are now or may hereafter be interested or concerned and also, if thought fit, to compromise, refer to arbitration, abandon, submit, to judgment, or become non-suited in any such action





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Wm. H. S. - Registrar
Agent - District of Columbia

07 APR 1917

or proceeding as aforesaid before any court, Civil or Criminal or Revenue, judicial or quasi judicial authorities, including the Hon'ble High Court and the Hon'ble Supreme Court, Metropolitan or Executive magistrate, Land Acquisition Collector, Block Land and Land Revenue Officers, Senior and Junior Land Revenue Officers and other authorities;

- (xvi) To sign, declare and/or affirm any plaints, written statements, petitions, Writ Petitions, consent petitions, affidavits, vakalatnamas, warrant of attorneys, memorandum of appeal or any other document or paper in any proceeding or in any way connected therewith;
- (xvii) To deposit and withdraw fees and documents and moneys in and from any court or courts and/or any other person or authority and give valid receipts and discharges therefore;
- (xviii) To accept notices and service of papers from all the courts, the Corporation and/or other authorities and/or persons concerned with the Premises.
- (xix) To receive and pay and/or deposit all moneys, including Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
- (xx) To pay all outgoings, including Municipal Tax, Urban Land Tax, Rent Revenue and other charges whatsoever, payable for and on account of the Premises.
- (xxi) To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
- (xxii) To employ and/or appoint Architects, solicitors, advocates, chartered accountants, income tax practitioners and/or agents for the aforesaid purpose;

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District Sub-Registrar
Bangalore, South 24 Parganas

07 Dec 2017

(xxiii) To do or cause to be done all such other acts, deeds, matters and things as may be necessary or incidental for exercising all or any of the Powers which the Developer could have lawfully done if personally present.

(xxiv) The Owners hereby ratify and confirm and agree to ratify and confirm all and whatever the Developer or its substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

- 15.1 Notwithstanding to grant of such powers and authorities by the Owner to the Developers, the Owners shall also grant a separate registered Power of Attorney in favour of the Developer and/or its nominees granting aforesaid powers and authorities. However, the Owners shall also from time to time grant such further powers and/or authorities to the Developer and/or to its nominees concerning the Project as and when be required by the Developer.
- 15.2 The Developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
- 15.3 The Powers and/or authorities granted as aforesaid shall remain irrevocable during the subsistence hereof.
- 15.4 The Owners shall give such co-operation to the Developer and sign papers, confirmation and/or authorities as may be reasonably required by the Developer from time to time for the Project at the cost and expenses of the Developer.
16. In case any of the parties hereto is unable to fulfill their respective obligations within the time hereinabove mentioned due to any reason beyond their control, then and in such event, the time for the performance of their obligations shall be extended accordingly.



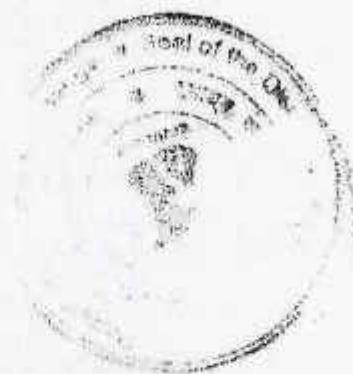
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17. In case any outgoings or encumbrances be found on the Premises till the date of completion of the Project in terms hereof, then the Owners shall be liable to remove the same at their own cost. In case the Owners do not, then the Developer shall be entitled to do so and recover the costs from the Owners.
18. In case any of the parties commit any default in fulfillment of their obligations contained herein, then and in such event, the other party shall be entitled to specific performance and/or damages.
19. In case the Owners expresses their inability to fulfill their obligations hereunder, alleging that the inability has arisen for reasons beyond control and/or otherwise, then and in such event, the Developer shall be entitled to note all the particulars of such reasons and to deal therewith and to have such reasons or obstructions removed and negotiate with the authorities, State Government, trespassers, claimants, Co-owners and all other persons in connection therewith. The Developer shall have the authority to do so on behalf of the Owners and realise the costs and expenses related thereto and the Owners shall delegate such further authorities, give such information and co-operation as be required by the Developer.
20. The Developer and the Owners shall be at liberty to assign their respective rights and obligations under this Agreement to any other company or person or persons they think fit and proper.
21. In case the Owners fail to obtain any clearance and/or permissions necessary for the Project, then and in such event, the Developer shall be at liberty to make the necessary efforts in that regard for and on behalf of the Owners and at the Developer's cost and expenses.
22. All disputes and differences between the parties hereto in any way relating to this Agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, to 2 (Two) arbitrators, one to be appointed

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by each of the parties. The Arbitrators will be entitled to appoint an Umpire. Such arbitration shall otherwise be in accordance with the Arbitration and Reconciliation Act, 1996.

THE FIRST SCHEDULE
(The Premises)

ALL THAT the partly 1 (one) storied, partly 2 (two) storied and partly 3 (three) storied dwelling house and other structures **TOGETHER WITH** the piece or parcel of land whereupon or on a part whereof the same are erect and built, admeasuring 7 (Seven) Cottahs 3 (Three) Chittacks and 39 (Thirty Nine) Square Feet, more or less, situate, lying at and being Municipal Premises No.30A, Bakul Bagan Row (formed by amalgamation of former Premises Nos. 30A, Bakul Bagan Row and 30C, Bakul Bagan Row), Kolkata-700 025, Police Station Bhawanipur, comprised in Holding No.444 (Old Holding No.224), in Division-6, Sub Division 14, Mouza Chakraberia and also known as Beltala, Bakul Bagan, District- 24 Parganas (South), within Ward No.72 of the Kolkata Municipal Corporation and butted and bounded as follows:

- ON THE NORTH** : By 40' Feet Wide Municipal Road known as Bakul Bagan Row;
- ON THE EAST** : By Municipal Premises No.29, Bakul Bagan Row;
- ON THE SOUTH** : By Municipal Premises No.8/1A, Shyamananda Road; and
- ON THE WEST** : By Municipal Premises No.30B, Bakul Bagan Row;

THE SECOND SCHEDULE:
(Abstract of Title)

- A. One Anil Chandra Bandopadhyay was the sole and absolute owner of **ALL THAT** the sheds and structures together with the piece and



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Attest my hand and the seal of the City of New York this 1st day of June 1890.

John A. B. Smith

parcel of Bastu land, whereupon or a portion whereof the same are erect and built, admeasuring 7 (seven) Cottahs 3 (three) Chittacks 39 (thirty nine) Square Feet, more or less, situate, lying at and being Premises No. 30A, Bakul Bagan First Lane (now known as Bakul Bagan Row), Calcutta, comprised in Holding No.444 (Old Holding No. 224), under Division-6, Sub- Division-M, Mouza Chakraberia, Post Office Beltala, Police Station Bhowanipore, District 24 Pargana, hereafter called "the **LARGER PREMISES**", free from all encumbrances whatsoever;

- B. By a Deed of Sale in Bengali language (Kobala) dated 3rd September, 1927 between Anil Chandra Bandopadhyay, therein called the Vendor of the One Part and (Smt.) Gouri Bala Debi, therein called the Purchaser of the Other Part and registered in the Office of District Sub-Registry at Alipore, in Book No.1, Volume No.76, at Pages 224 to 232, Being No.4486 for the year 1927, the Vendors therein sold, conveyed and transferred to the Purchaser therein out of the Larger Premises **ALL THAT** the sheds and structures together with the piece and parcel of Bastu land, whereupon or on a portion whereof the same are erect and built, admeasuring 4 (four) Cottahs, more or less, situate, lying at and being a divided portion of the Larger Premises, hereafter called "the **FIRST LOT**", free from all encumbrances, for the consideration therein mentioned;
- C. By another Deed of Sale in Bengali language (Kobala) dated 29th July, 1932 between Anil Chandra Bandopadhyay, therein called the Vendor of the One Part and (Smt.) Gouri Bala Debi, therein called the Purchaser of the Other Part and registered in the Office of District Sub-Registry at Alipore, in Book No.1, Volume No.57, at Pages 72 to 76, Being No.2758 for the year 1932, the Vendor therein sold, conveyed and transferred to the Purchaser therein the remaining portion of the Larger Premises i.e. **ALL THAT** the sheds and structures together with the piece and parcel of Bastu land, whereupon or on a portion whereof the same are erect and built,

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admeasuring 3 (three) Cottahs 3 (three) Chittacks 39 (thirty nine) Square Feet, situate, lying at and being the remaining portion of the Larger Premises, hereafter called "the **SECOND LOT**", free from all encumbrances, for the consideration therein mentioned;

- D. Thus, (Smt.) Gouri Bala Debi became the sole and absolute owner of the entirety of the Premises comprised of the First Lot and the Second Lot and got her name mutated as the owner thereof in the records of the Municipal Corporation of Calcutta and the same was renumbered as Municipal Premises No.30A, Bakul Bagan Row, Calcutta;
- E. Smt. Gouri Bala Debi made and published her last Will and Testament dated 11th December, 1970, hereafter called "the **SAID WILL**" and got the same registered in the Office of the Joint Sub-Registrar of Alipore, South 24 - Parganas, in Book No.III, Being No.109 for the year 1970 whereby she appointed her son Durga Das Banerjee, since deceased and her son-in-law Dinabandhu Mukherjee, since deceased, the joint executors and divided the Premises into several lots and bequeathed such lots to her several legal heirs in the manner mentioned in the Said Will;
- F. By a Deed of Gift dated 12th December, 1970 between (Smt.) Gouri Bala Debi, therein called the Donor of the One Part and (Smt.) Ratna Mukherjee, therein called the Donee of the Other Part and registered in the Office of District Sub-Registrar at Alipore, South 24-Parganas, in Book No.I, Volume No.90, at Pages from 177 to 181, Being No.5173 for the year 1970, the Donor therein, out of the natural love and affection towards her younger daughter being the Donee therein, gifted and transferred absolutely and forever, to her a divided portion of the Larger Premises being **ALL THAT** the one storey building together with the piece and parcel of Bastu land, whereupon or on a portion whereof the same is erect and built, admeasuring 1 (one) Cottah 7 (seven) Chittacks 27 (twenty seven) Square Feet, more or less, being a divided portion of the then Municipal Premises No.30A,

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Bakul Bagan Row (and the same was renumbered as Municipal Premises No.30C, Bakul Bagan Row), Kolkata - 700 025, hereto and hereafter called the "**SECOND PREMISES**", free from all encumbrances and the Donee therein duly accepted such gift;

- G. (Smt.) Ratna Mukherjee got her name mutated her name as owner of the Second Premises in the records of the Kolkata Municipal Corporation and the same was renumbered as No.30C, Bakul Bagan Row, Kolkata-700 025;
- H. The remaining portion of the Larger Premises i.e. **ALL THAT** partly one storey and partly two storied building and structures together with the piece and parcel of Bastu Land, whereupon or on a part whereof the same is erect and built admeasuring 5 (five) Cottahs 12 (twelve) Chittacks 12 (twelve) Square Feet, more or less, being Municipal Premises No.30A, Bakul Bagan Row, Kolkata - 700 025, morefully described in the **FIRST SCHEDULE** hereto and hereafter called "the **FIRST PREMISES**" was retained by (Smt.) Gouri Bala Devi;
- I. (Smt.) Gouri Bala Devi died on or about 23rd November, 1971, leaving behind her surviving two sons and four daughters namely Kalidas Banerjee, Durga Das Banerjee, Niharika Chatterjee nee Banerjee, Shefalika Chatterjee nee Banerjee, Juthika Mukherjee nee Banerjee and Ratna Mukherjee nee Banerjee, who collectively inherited her right, title and interest in the First Premises, each having undivided 1/6th (one-sixth) share in the First Premises. Her husband named Pramatha Nath Bandopadhyay predeceased her and her one son namely Naren Das Banerjee also predeceased her as bachelor;
- J. On or about 30th March, 1974, Niharika Chatterjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her two sons namely Dilip Chattopadhyay and Kamal Kumar Chattopadhyay and three daughters namely (Smt.) Shibani Banerjee, (Smt.) Kalyani Mukherjee and (Smt.) Soma Ganguly, as her



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legal heirs and heiresses, who collectively and in equal share inherited the undivided $1/6^{\text{th}}$ (One-sixth) share of Late Niharika Chatterjee in the First Premises. The husband of Late Niharika Chatterjee predeceased her.

- K. On or about 9th July, 1992, Kali Das Banerjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving a son namely Somnath Banerjee and a daughter namely (Smt.) Manisha Chatterjee, as his legal heir and heiress, who jointly and in equal share inherited the right, title and/or interest of Kali Das Banerjee in the First Premises, each having acquired an undivided $1/12^{\text{th}}$ (One-Twelfth) share and/or interest in the First Premises. The wife of Late Kali Das Banerjee predeceased him.
- L. On or about 5th November, 1995, Durga Das Banerjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his widow (Smt.) Kalyani Debi Banerjee, a son namely Onkarnath Banerjee and two daughters namely (Smt.) Sharmila Chatterjee and (Smt.) Sujata Paul, as his legal heir and heiresses, who collectively and in equal share inherited the undivided $1/6^{\text{th}}$ (One-sixth) share of Late Durga Das Banerjee in the First Premises, each having inherited from her the undivided $1/24^{\text{th}}$ (One-Twenty-fourth) share in the First Premises;
- M. On or about 5th September, 1999, Somnath Banerjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate as bachelor, leaving behind him surviving his sister (Smt.) Manisha Chatterjee, as his legal heiress, who inherited the undivided $1/12^{\text{th}}$ (One-twelfth) share of Late Somnath Banerjee in the First Premises and thus, having acquired the undivided $1/6^{\text{th}}$ (One-Sixth) share in the First Premises;
- N. On or about 30th December, 2000, Shefalika Chatterjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her two sons namely Bijan Chatterjee



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and Samar Nath Chatterjee and four daughters namely (Smt.) Jhumur Chatterjee, (Smt.) Mili Mukherjee, (Smt.) Moni Mala Chakroborty and (Smt.) Runu Mukherjee, as his legal heirs and heiresses, who collectively and in equal share inherited the undivided $1/6^{\text{th}}$ (One-sixth) share of Late Shefalika Chatterjee in the First Premises, each having inherited from her the undivided $1/36^{\text{th}}$ (One-Three-sixth) share in the Premises. The husband of Late Shefalika Chatterjee predeceased her on 30th November, 2000.

- O. Since no probate was applied for the executors named in the Said Will (Will of Late Gouri Bala Devi), a Title Suit No.3 of 2006 before the Court of Learned 4th Civil Judge (Senior Division) at Alipore was filed by one Smt. Kalyani Debi Banerjee, widow of Late Durga Das Banerjee, Smt. Sujata Paul, wife of Sri Tapan Paul, daughter of Late Durga Das Banerjee, Sri Kalyan Mukherjee, son of Late Dinobondhu Mukherjee against Smt. Krishna Banerjee and 15 others being the legal heirs and successors of the aforesaid legal heirs of Late Gouri Bala Debi prayed for a decree of partition and injunction of the premises no.30A, Bakul Bagan Row, Kolkata-700 025, under Police Station Bhowanipore by metes and bounds;
- P. By an Order dated 17.01.2006, the Learned 4th Civil Judge (Senior Division) at Alipore has passed an order of injunction restraining all the legal heirs and successors of Late Gouri Bala Debi from dealing with encumbering and/or parting with any portion of their undivided interest in the property in any manner whatsoever till disposal of the said suit.
- Q. All the legal heirs and successors of Late Gouri Bala Debi being the parties to the said suit have unanimously agreed to waive the order of injunction passed in the Title Suit No.3 of 2006 for the purpose of transferring their undivided proportionate share in the First Premises in favour of the Owners and further agreed to withdraw the said suit;





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R. Juthika Mukherjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her two sons namely Kalyan Mukherjee and Milan Mukherjee, as his legal heirs, who jointly and in equal share inherited the undivided $1/6^{\text{th}}$ (One-sixth) share of Late Juthika Mukherjee in the First Premises, each having inherited from her the undivided $1/12^{\text{th}}$ (One-Twelfth) share in the First Premises. The husband of Late Juthika Mukherjee predeceased her.

S. Thus, the heirs and heiress of Late Gouri Bala Debi, each having acquired the following undivided share and/or interest in the First Premises:

<u>Name</u>	<u>Share</u>
Ratna Mukherjee $1/6^{\text{th}}$
Dilip Chattopadhyay $1/30^{\text{th}}$
Kamal Kumar Chattopadhyay $1/30^{\text{th}}$
(Smt.) Shibani Banerjee $1/30^{\text{th}}$
(Smt.) Kalyani Mukherjee	... $1/30^{\text{th}}$
(Smt.) Soma Ganguly Banerjee	... $1/30^{\text{th}}$
(Smt.) Kalyani Debi Banerjee	... $1/24^{\text{th}}$
Onkarnath Banerjee	... $1/24^{\text{th}}$
(Smt.) Sharmila Chatterjee	... $1/24^{\text{th}}$
(Smt.) Sujata Paul	... $1/24^{\text{th}}$
(Smt.) Manisha Chatterjee	... $1/6^{\text{th}}$
Bijan Chatterjee	... $1/36^{\text{th}}$
Samar Nath Chatterjee	... $1/36^{\text{th}}$
(Smt.) Jhumur Chatterjee	... $1/36^{\text{th}}$
(Smt.) Mili Mukherjee	... $1/36^{\text{th}}$
(Smt.) Moni Mala Chakroborty	... $1/36^{\text{th}}$
(Smt.) Runu Mukherjee	... $1/36^{\text{th}}$
Kalyan Mukherjee	... $1/12^{\text{th}}$
Milan Mukherjee	... $1/12^{\text{th}}$



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- T. By a Conveyance dated 29th September, 2010 between (Smt.) Ratna Mukherjee, therein called the Vendor of the One Part and Santosh Mishra, the Owner No.2 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. 1, C. D. Volume No. 24, at Pages 2139 to 2157, Being No. 9734 for the year 2010, the Vendor therein sold, conveyed and transferred to the Purchaser therein her undivided 1/6th (One-Sixth) share in the First Premises, free from all encumbrances, for the consideration therein mentioned;
- U. By a Conveyance dated 29th September, 2010 between Ratna Mukherjee, therein called the Vendor of the One Part and Santosh Mishra, the Owner No.2 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional Registrar of Assurances-I, Kolkata, in Book No. 1, C. D. Volume No. 26, at Pages 9711 to 9729, Being No. 10961 for the year 2010, the Vendor therein sold, conveyed and transferred to the Purchaser therein the entirety of the Second Premises, free from all encumbrances, for the consideration therein mentioned;
- V. By a Conveyance dated 14th September, 2012 between Onkarnath Banerjee, therein called the Vendor of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. 1, C. D. Volume No. 33, at Pages 1040 to 1069, Being No. 7396 for the year 2012, the Vendor therein sold, conveyed and transferred to the Purchaser therein his undivided 1/24th (One-Twenty-fourth) share in the First Premises, free from all encumbrances, for the consideration therein mentioned;
- W. By a Conveyance dated 14th September, 2012 between (Smt.) Kalyani Debi Banerjee, (Smt.) Sharmila Chatterjee and (Smt.) Sujata Paul, therein called the Vendors of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the



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Other Part and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. I, C. D. Volume No. 33, at Pages 1637 to 1666, Being No. 07416 for the year 2012, the Vendors therein collectively sold, conveyed and transferred to the Purchaser therein their undivided 1/24th (One-Twenty-fourth) share each in the First Premises, free from all encumbrances, for the consideration therein mentioned;

- X. By a Conveyance dated 3rd October, 2012 between Bijan Chatterjee, Samarnath Chatterjee, (Smt.) Jhumur Chatterjee, (Smt.) Mili Mukherjee, (Smt.) Monimala Chakroborty and (Smt.) Runu Mukherjee, therein called the Vendors of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. I, C. D. Volume No. 36, at pages 381 to 413, Being No. 08051 for the year 2012, the Vendors therein collectively sold, conveyed and transferred to the Purchaser therein their undivided 1/36th (One-Thirty-Sixth) share each in the First Premises, free from all encumbrances, for the consideration therein mentioned;
- Y. By a Conveyance dated 17th October, 2012 between Kalyan Mukherjee, therein called the Vendor of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. I, C. D. Volume No. 37, at Pages 2469 to 2499, Being No. 08413 for the year 2012, the Vendor therein sold, conveyed and transferred to the Purchaser therein his undivided 1/12th (One-Twelfth) share in the First Premises, free from all encumbrances, for the consideration therein mentioned;
- Z. By a Conveyance dated 17th October, 2012 between Milan Mukherjee, therein called the Vendor of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the Other Part



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and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. I, C. D. Volume No. 37, at Pages 2905 to 2935, Being No. 08441 for the year 2012, the Vendor therein sold, conveyed and transferred to the Purchaser therein his undivided 1/12th (One-Twelfth) share in the First Premises, free from all encumbrances, for the consideration therein mentioned;

- AA.** By a Conveyance dated 26th December, 2012 between (Smt.) Manisha Chatterjee, therein called the Vendor of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. I, C. D. Volume No. 24, at Pages 8241 to 8263, Being No. 11968 for the year 2012, the Vendor therein sold, conveyed and transferred to the Purchaser therein her undivided 1/12th (One-Twelfth) share in the First Premises, free from all encumbrances, for the consideration therein mentioned;
- AB.** By a Conveyance dated 15th January, 2013 between Dilip Chattopadhyay, Kamal Kumar Chattopadhyay, (Smt.) Shibani Banerjee, (Smt.) Kalyani Mukherjee and (Smt.) Soma Ganguly, therein called the Vendors of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. I, C. D. Volume No.1, at pages 7982 to 8016, Being No. 00366 for the year 2013, the Vendors therein collectively sold, conveyed and transferred to the Purchaser therein their undivided 1/30th (One-Thirtieth) share each in the First Premises, free from all encumbrances, for the consideration therein mentioned;
- AC.** Thus, M/s. Satyam Properties, the Owner No.1 herein, became entitled to an undivided 5/6th (five-sixth) share in the First Premises and Santosh Mishra, the Owner No.2 became entitled to an undivided 1/6th (one-sixth) share in the First Premises and the entirety of the Second Premises.



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- AD.** The Owner No.2 namely Santosh Mishra, who is the actual owner of the Second Premises has since invested the same to the partnership firm namely, M/s. Satyam Properties (being the Owner No.2 herein), in which he is a partner as his contribution to such Firm and/or otherwise;
- AE.** By a Conveyance dated 29th March, 2016 between Santosh Mishra, the Owner No.2 herein, therein called the Vendor of the One Part and M/s. Satyam Properties, the Owner No.1 herein, therein called the Purchaser of the Other Part and registered in the Office of the Additional District Sub-Registrar, Alipore, in Book No. I, C. D. Volume No.1605-2016, at pages 62120 to 62140, Being No.160502277 for the year 2016, the Vendor therein sold, conveyed and transferred to the Purchaser therein an undivided 5% (five percent) share each in the Second Premises, free from all encumbrances, for the consideration therein mentioned;
- AF.** Now the Owner No.1 and Owner No.2 herein, duly amalgamated the First Premises and the Second Premises in the records of the concerned municipal authority and renumbered it as renumbered as Municipal Premises No.30A, Bakul Bagan Row, Kolkata-700 025 more fully described in the **FIRST SCHEDULE** hereto;

THE THIRD SCHEDULE:
(Specification of the Owners' Area)

BRICK WORK: External Wall: 200 mm thick with cement mortar (1:6) using first class brick.

Partition Wall: 75mm/125mm thick with cement mortar (1:4) using first class brick providing wire mesh in alternate layers.



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First class bricks having a minimum compressive strength of 70kg/cm² and passing through permeability test and other tests as per Indian Standard Code of practice will be used.

Fly ash bricks will not be used.

Flat brick soling will be done with pickedjhama bricks as underlaid of 100mm thick, P.C.C. of minimum cement content 300 kg/m³ of concrete.

DAMP PROOF COURSE: 40mm thick concrete proportion (1:1 1/2:3) with good quality water proofing compound will be provided as per recommendation of the Architect.

PLASTER: Wall Plaster-outside surface 18mm thick (1:6 cement mortar) - inside plaster - 12mm thick (1:6 cement mortar) Ceiling Plaster-6mm thick (1:4 cement mortar). Proper chipping will be made before wall and ceiling plastering. Walls and ceilings POP finish.

GRILL & GATES: Balcony will be 3' (Three Feet) height covered by grill with square mild steel section (12mm x 12mm) closely spaced (minimum 4" c/c). Two gates (8'x6' high each).

FLOORING: Staircase, lobbies, all rooms balconies and bath room will be finished with white Bansora/Marwar marble tiles (3'x2'/2'x2' - 20 mm thick) as selected by the Contractor. 2 Bathroom walls will have dado upto 6' (Six Feet) with coloured ceramic tiles. Living Room, Dining and Bed rooms flooring will be of marble Choka.

WINDOWS: Aluminium window with Grill fitted inside the frame.

WOODEN WORK: Door frames will be made of very good quality Siliguri Sal Wood, 35 mm thick flush door, well framed by very good quality Flush Door. Five levers lock for rooms and 7 levers Godrej lock for main door of each flat will be provided. Brass handles, brass door closer, brass tower bolt will be provided. Main door of the Units will be of 35 mm thick flash door.



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STAIR CASE: Will be finished with 20 mm thick good quality marble (Bansora/Marwar) and with square bar and grill railing.

DRAINAGE: Necessary water drainage connection as per Calcutta Municipal Corporation requirement (as per approved drawing) with very good quality material as approved by the Architect will be provided. Rain water pipes and soil lines will be of Supreme brand pipes.

PARKING AREA AND SIDE PASSAGE: Will have crazy flooring 37.5 mm thick concrete (1:2:4) underlaid over flat brick soling.

FILLING MATERIALS: Ground level to plinth level will be filled up with silver sand.

SANITARY FITTINGS IN TOILETS: The following will be provided:

- a) Tap Shower with mixing arrangements of "Essco" Deluxe.
- b) White Hindware/Parryware wash basin (20").
- c) White Anglo Indian type/western water closet of Hindware/Parryware. Basin and water closet will be of porcelain of Hindware/Parryware brand.
- d) Concealed hot and cold water pipe line with G.I. pipes. All the items will be chosen mutually.

KITCHEN: Kitchen Platform (2'x5') with granite (black) slab as approved by the Principals will be provided.

Walls will have up to 2' high ceramic tiles. Floor will be of marble. 40" Marble Sink of very good quality with drain board as mutually finalised.

ROOF TREATMENT: Roof treatment crazy mosaic will be provided in the roof. Treatment and provision for roof garden will be made, if allowed. Pargolas will be made if allowed.

WATER SUPPLY: Motors of required HP will be provided at extra cost. G.I. Pipes will be used for tube well.

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RCC under ground reservoir partitioned with twin chambers will be made.

All pipes for lifting and distributing water will be of G.I. Pipes.

RCC over head tank of adequate capacity will be provided.

ELECTRICAL POINTS FITTINGS: Concealed P.V.C. conduits, very good quality I.S.I. Standard copper wire will be provided.

Separate meter for the Principal as well as for common use will be provided at extra cost.

Bed rooms points - 3 lights, 1 fan, 1 5 amp plug and 1 15 amp. plug.

Living cum Dining - 3 lights, 2 fans, 15 amp. plug and 1 15 amp plug.

Kitchen - 1 light, 1 Exhaust fan and 1 15 amp plug.

Toilet - 1 light point, 1 Exhaust fan, 1 15 amp plug.

Calling bell - will be provided.

Switches - Plann type (Anchor brand) fixed on coloured acrylic sheet which in turn will be fixed on mild steel sheet box or on good quality wooden box inside the walls.

Electrical Mains etc. will be of high quality as be mutually agreed.

Semi automatic, multi-speed, polished wooden interior 4 (Four) passenger lift of Adams brand will be provided.

PAINTING AND FINISHING: Outside face of external walls will be finished with Snowcem and attractive paint finish. Inside walls of Common Areas will be finished with very good quality plaster of Paris.

Lift fascia in each floor will be finished with granite/marble slabs/heritage

Gates and Grills will be tubular and painted with 3 (Three) coats of enamel paints (British Paints make) over 2 (Two) coats of primer (British Paints make).

All Common Areas will be adequately illuminated and the lamp fittings shall be chosen by the Principal.



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District Sub-Registrar-I
Rajara, South 24 Parganas

07 APR 2017

OTHER FACILITIES: Telephone line and Television point will be provided in the Drawing Room and Master bed room of the Said Unit.

Master antenna or Satellite dish will be provided at extra cost.

Intercom connection and equipment will be provided for the Said Unit at extra cost and the Main Console will remain in the Ground Floor reception counter. Common generator will be provided in the ground floor of the new building for own use of all the Co-owners of the new building.

**THE FOURTH SCHEDULE:
(the Occupants and their details)**

Sl.No.	Name	Status/ Rent Payable	Area Occupied
1.	Sankar Gupta	200	4 rooms 1 bath & 1 kitchen on the ground floor
2.	Paramjit Singh	200	3 rooms 1 bath & 1 kitchen on the ground floor
3.	Manjit Singh	200	3 rooms 1 bath & 1 kitchen on the ground floor
4.	Anshu Singh	300	3 rooms 1 bath & 1 kitchen on the ground floor
5.	Jitendra Mehta	550	2 rooms 1 bath & 1 kitchen on the first floor
6.	Sita Bhai	200	1 room 1 bath on the first floor
7.	Tun Tun Shaw	100	1 rooms 1 bath & shop on the ground floor
8.	Mahendra Shaw	450	4 rooms 1 bath & 1 kitchen on the ground floor
9.	Sukumar Pandit	100	1 room 1 bath & 1 kitchen on the ground floor

Handwritten signature



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District Sub-Registrar-I
Alipore, South 24 Parganas

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

EXECUTED AND DELIVERED by
the OWNERS at Kolkata in the
presence of :

Jagadish Baidya
62, B. G. Road, Kolkata

Apurva
16/3C DOVER TERRACE
KOLKATA - 700019

EXECUTED AND DELIVERED by
the DEVELOPER at Kolkata in the
presence of :

Jagadish Baidya
Apurva

Santosh Mishra

SATYAM PROPERTIES
Santosh Mishra
Partner.

SATYAM PROPERTIES
Vijay Kumar Agarwal
Partner.

SATYAM PROPERTIES
Ranjul Mishra
Partner.

for G. G. DEVELOPERS
Kulip Gouda
partner

for G. G. DEVELOPERS
Vijay Kumar Gouda
partner



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District Superintendent
Empire, South & Foreign

CI 173 37

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the withinnamed Developer the within mentioned sum of Rs. 1,40,00,000/- (Rupees one crore and forty lac) only by way of full and final payment of the Pecuniary Consideration in terras of Clause 2(f) of these presents as per the memo below:

MEMO OF CONSIDERATION

Cheque No.	Date	Bank	Amount
477406	07-05-2015	ICICI BANK Gariahat Branch	85,00,000
012275	06-10-2015	Allahabad Bank Rash Behari Avenue	25,00,000
477570	06-10-2015	ICICI BANK Gariahat Branch	25,00,000
479156	24.05.2016	ICICI BANK Gariahat Branch	3,60,000
Add : TDS Deducted			1,40,000
TOTAL			1,40,00,000 =====

WITNESSES:

Jagadeesh Banerjee
Ajit Gupta

SATYAM PROPERTIES
Vijay Kumar Agarwal
Partner.

Santosh Mishra
SATYAM PROPERTIES
Santosh Mishra
Partner.

SATYAM PROPERTIES
Ransul Mishra
Partner.

Drafted by:

M. K. Surana
NB 684/86
Advocate




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District Sub-Registrar-I
Alipore, South 24 Parganas


07 APR 2017

FORM FOR EXECUTION & FINGER PRINTS


NAME:

EXECUTION & SIGNATURE <i>Santosh Mishra</i>	 PHOTOGRAPH Description:- Status:-					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						

NAME:

EXECUTION & SIGNATURE <i>V. K. Agnwal</i>	 PHOTOGRAPH Description:- Status:-					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						

NAME:

EXECUTION & SIGNATURE <i>V K Agnwal</i>	 PHOTOGRAPH Description:- Status:-					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						



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District Sub-Registrar-I
Anapara, South 24 Parganas

FORM FOR EXECUTION & FINGER PRINTS

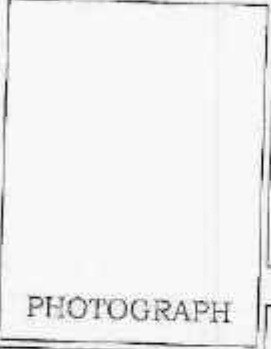
NAME:

EXECUTION & SIGNATURE <i>Lalit Goenka</i>	 <u>Description:-</u> <u>Status:-</u>					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						

NAME:

EXECUTION & SIGNATURE <i>Vinay Kumar Goenka</i>	 <u>Description:-</u> <u>Status:-</u>					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						

NAME:

EXECUTION & SIGNATURE	 PHOTOGRAPH <u>Description:-</u> <u>Status:-</u>					
		Little	Ring	Middle	Fore	Thumb
		(LEFT HAND)				
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						



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District Sub-Registrar-I
Alipore, South 24 Parganas









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16011000091349/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANTOSH MISHRA 32J, 32ND FLOOR TOWER-1 SOUTH CITY ,375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700068	Represent ative of Land Lord [M/S SATYAM PROPER TIES]			
2	Mr DILIP GOENKA 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Represent ative of Developer [M/S G G DEVELOP ERS]			






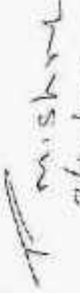





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District Sub-Registrar-I
Murare, South 24 Parganas

62 FEB 2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr VINOY KUMAR GOENKA, 8, MAHANIRVAN ROAD, P.O.- SARAT BOSE ROAD, P.S.- Lake, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Developer [M/S G G DEVELOPERS]			 7/4/17
4	Mr RANJIT MISHRA 32J, 32H, FLOOR TOWER -1, SOUTH CITY 375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700068	Representative of Land Lord [M/S SATYAM PROPERTIES]			 7/4/17
5	Mr VIJAY AGARWAL 37, PANDITIA ROAD TOWER -1, FLAT NO 801, P.O.- RASHBEHARI AVENUE, P.S.- Lake, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Land Lord [M/S SATYAM PROPERTIES]			 7-4-2017



THE SECRETARY
OF THE ARMY

07 APR 2017

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr JAGADISH BAIDYA Son of Late PASHUPATI BAIDYA 62, S G G ROAD, P.O.- DHAKURIA, P.S.- Kasba, Kolkata. District-South 24-Parganas, West Bengal, India, PIN - 700031	Mr SANTOSH MISHRA, Mr DILIP GOENKA, Mr VINOY KUMAR GOENKA, Mr RANJIT MISHRA, Mr VIJAY AGARWAL	<i>Jagadish Baidya</i>

(Debasis Patra)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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District Sub-Registrar-I
South 24 Parganas

07 APR 2017

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

GRN: 19-201718-000136356-1

GRN Date: 07/04/2017 09:37:48

BRN: 1184986344

Payment Mode Online Payment

Bank: ICICI Bank

BRN Date: 07/04/2017 09:39:00

DEPOSITOR'S DETAILS

Name: G G Developers

Contact No.:

E-mail:

Address:

8, Mahanirvan Road, Kolkata - 700029

Applicant Name: Mr Dilip Goenka

Office Name:

Office Address:

Status of Depositor:

Buyer/Claimants

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement
Payment No 3

Id No.: 16011000091349/3/2017
(Query No./Query Year)

Mobile No.: +91 9831002311

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16011000091349/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	154042
2	16011000091349/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
Total				228963

In Words: Rupees Two Lakh Twenty Eight Thousand Nine Hundred Sixty Three only

Handwritten signature



8 ✓

Director, Bureau of Plant Industry
Washington, D.C. 20240-1102

Major Information of the Deed

Deed No :	I-1601-00902/2017	Date of Registration	11/04/2017
Query No / Year	1601-1000091349/2017	Office where deed is registered	
Query Date	20/03/2017 5:39:36 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dilip Goenka 8, Mahanirvan Road, Thana : Lake, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831002311, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,40,00,000/-]		
Set Forth value	Market Value		
Rs. 1,40,00,000/-	Rs. 4,29,06,598/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,54,042/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakul Bagan Row., Premises No. 30A, Ward No: 72

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		7 Katha 3 Chatak 39 Sq Ft	1,30,00,000/-	4,08,07,348/-	Width of Approach Road: 40 Ft.,
Grand Total :					11.9488Dec	130,00,000 /-	408,07,348 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2799 Sq Ft.	10,00,000/-	20,99,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 933 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 933 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 933 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2799 sq ft	10,00,000 /-	20,99,250 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S SATYAM PROPERTIES 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India. PIN - 700026 PAN No:-ACHFS7021C Status :Organization, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S G G DEVELOPERS 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No.:AACFG4380R Status : Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANTOSH MISHRA Son of Mr LAKSHAN DEO MISHRA 32J, 32ND FLOOR TOWER-1 SOUTH CITY ,375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S SATYAM PROPERTIES (as PARTNER)
2	Mr DILIP GOENKA (Presentant) Son of Late JWALA PRASAD GOENKA 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S G G DEVELOPERS (as PARTNER)
3	Mr VINOY KUMAR GOENKA Son of Late JWALA PRASAD GOENKA 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S G G DEVELOPERS (as PARTNER)
4	Mr RANJIT MISHRA Son of Mr LAKSHAN DEO MISHRA 32J, 32H, FLOOR TOWER -1 , SOUTH CITY 375, PRINCE ANWAR SHAH ROAD, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S SATYAM PROPERTIES (as PARTNER)
5	Mr VIJAY AGARWAL Son of Late KISSEN LAL AGARWAL 37, PANDITIA ROAD TOWER -1, FLAT NO 801 ,, P.O:- RASHBEHARI AVENUE, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 60 Status : Representative, Representative of : M/S SATYAM PROPERTIES (as PARTNER)

Identifier Details :

Name & address
Mr JAGADISH BAIDYA Son of Late FASHUPATI BAIDYA 62, S G G ROAD, P.O:- DHAKURIA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India. . Identifier Of Mr SANTOSH MISHRA, Mr DILIP GOENKA, Mr VINOY KUMAR GOENKA, Mr RANJIT MISHRA, Mr VIJAY AGARWAL


Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	M/S SATYAM PROPERTIES	M/S G G DEVELOPERS-3.98292 Dec
2		M/S G G DEVELOPERS-3.98292 Dec
3		M/S G G DEVELOPERS-3.98292 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	M/S SATYAM PROPERTIES	M/S G G DEVELOPERS-2799 Sq Ft

Endorsement For Deed Number : I - 160100902 / 2017

On 20-03-2017

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 4,29,06,598/-


Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-04-2017

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

Presented for registration at 16:00 hrs on 07-04-2017, at the Private residence by Mr DILIP GOENKA

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

Execution is admitted on 07-04-2017 by Mr RANJIT MISHRA, PARTNER, M/S SATYAM PROPERTIES, 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr JAGADISH BAIDYA, . . . Son of Late PASHUPATI BAIDYA, 62, S G G ROAD, P.O: DHAKURIA, Thana: Kasba, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

Execution is admitted on 07-04-2017 by Mr VIJAY AGARWAL, PARTNER, M/S SATYAM PROPERTIES, 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr JAGADISH BAIDYA, . . . Son of Late PASHUPATI BAIDYA, 62, S G G ROAD, P.O: DHAKURIA, Thana: Kasba, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

Execution is admitted on 07-04-2017 by Mr SANTOSH MISHRA, PARTNER, M/S SATYAM PROPERTIES, 28A, NAKULESHWAR BHATTACHARYA LANE, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr JAGADISH BAIDYA, . . Son of Late PASHUPATI BAIDYA, 62, S G G ROAD, P.O: DHAKURIA, Thana: Kasba, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

Execution is admitted on 07-04-2017 by Mr DILIP GOENKA, PARTNER, M/S G G DEVELOPERS, 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr JAGADISH BAIDYA, . . Son of Late PASHUPATI BAIDYA, 62, S G G ROAD, P.O: DHAKURIA, Thana: Kasba, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

Execution is admitted on 07-04-2017 by Mr VINOY KUMAR GOENKA, PARTNER, M/S G G DEVELOPERS, 8, MAHANIRVAN ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Identified by Mr JAGADISH BAIDYA, . . Son of Late PASHUPATI BAIDYA, 62, S G G ROAD, P.O: DHAKURIA, Thana: Kasba, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 11-04-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,54,042/- (B = Rs 1,53,989/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,54,042/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/04/2017 9:39AM with Govt. Ref. No: 192017180001363531 on 07-04-2017, Amount Rs: 1,54,042/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 1184986344 on 07-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

-Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3772, Amount: Rs. 100/-, Date of Purchase: 09/03/2017, Vendor name: Santosh
Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/04/2017 9:39AM with Govt. Ref. No: 192017180001363561 on 07-04-2017, Amount Rs: 74,921/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 1184986344 on 07-04-2017, Head of Account 0030-02-103-003-02



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 26688 to 26739

being No 160100902 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.04.11 15:33:56 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 11-04-2017 15:33:55
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)