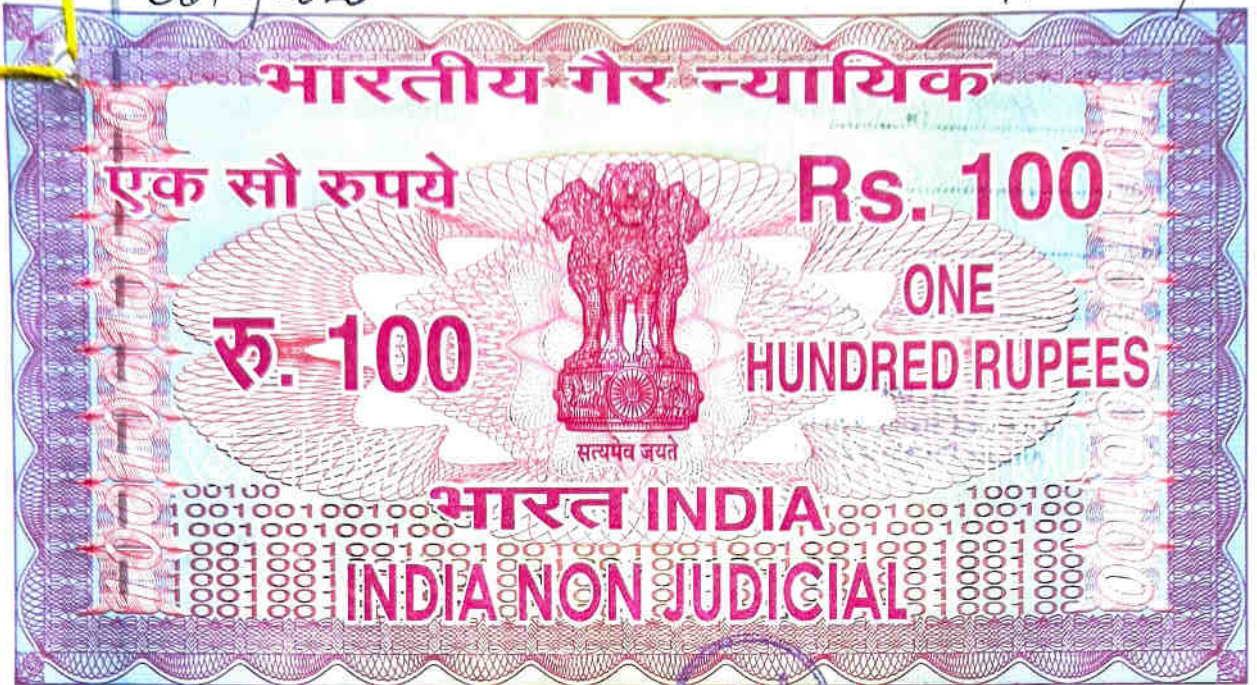


3595/2020

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पश्चिम बंगाल WEST BENGAL

AC 947545

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

Additional Registrar
of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

17 JUL 2020

THIS DEVELOPMENT AGREEMENT is made this 17th day of July in the year of 2020 (Two Thousand and Twenty) A. D.

BETWEEN

SMT. CHAITALI KUNDU (PAN- AILPK3422B & AADHAAR NO. 5559 6939 2125) alias CHAITAIL KUNDU wife of Sri. Sudip Kundu and daughter of Barun Dey, by Nationality - Indian, by faith- Hindu, by occupation- Housewife, residing at Premises No. P-24, Raja Raj Krishna Street, Post Office- Beadon Street, Police Station - Burtolla, Kolkata - 700 006, hereinafter called and referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, legal representatives, executors , administrators successors and assigns) of the **ONE PART**.

No. 1949 Dt. 17/02/20 1001
Name S. K. Gupta. Adv
Address Jai palle
Vendor

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 JUL 2020



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

GRN: 192020210039044081
GRN Date: 16/07/2020 17:27:27
BRN: IK0APOEDE2

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 16/07/2020 17:28:52

DEPOSITOR'S DETAILS

Id No.: 2000789057/5/2020
[Query No./Query Year]

Name: Subir Kumar Dutta
Contact No.: Mobile No.: +91 9830034264
E-mail:
Address: 18 MOORE AVENUE KOLKATA 700040
Applicant Name: Mr Subir Kumar Dutta
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000789057/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2000789057/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	6021

Total

26042

In Words: Rupees Twenty Six Thousand Forty Two only.

A N D

ISSARA a partnership firm having (PAN - AABFI 3849Q) , having its present place of business , at Premises No. 17, Russa Road East, 1st Lane, Post Office- Tollygunge, Police Station - Charu Market, Kolkata – 700 033, represented by its present Partners namely (1) **SMT. ILA GHOSH** (PAN- AGSPG 0791Q & AADHAAR NO. 41051695 7944), wife of Sri Asit Ghosh, by faith – Hindu, by profession – Business, residing at 9B, Star Lane , Post Office- Beadon Street, Police Station - Burtolla , Kolkata - 700 006 and (2) **SMT. KUNTALA DUTTA** (PAN- AFKPD 6054 Q & AADHAAR NO. 3993 8661 8460), wife of Sri Subir Kumar Dutta , by faith – Hindu, by profession - Business, residing at First Floor, 45F/1C, Manick Bandopadhyay Sarani, Post and Police Station - Regent Park, Kolkata - 700 040 , hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its Partners for the time being and their respective heirs , executors , administrators, legal representatives , successors-in-office , nominees and assigns) of the **OTHER PART**.

W H E R E A S :

- i) That by an Indenture of Endowment and Debutter Trust (hereinafter called the said Trust Deed) made/executed on the 6th day of July, 1912 between one Smt. Bhuban Mohini Dassi (therein called the 'Donor') of the One Part and the said Smt. Bhuban Mohini Dassi and her daughter Smt. Giribala Dassi and daughter-in-law Smt. Nalini Bala Dassi (therein collectively called the "Trustee") of the Other Part, which was registered in the Office of the Sub-Registrar of Assurances Calcutta in Book No. I, Volume No. 52, Pages from 83 to 99, Being No. 1568 for the year 1912 after reciting inter alia that the said Donor, Smt. Bhuban Mohini Dassi was desirous of dedicating the properties for the religious and charitable Trusts and purpose therein expressed and declared and making provisions for the maintenance of her mother-in-law, the education of her "Palit Putra" one Haralal sadhukhan and for shebaitship of the said Thakur Sree Sree Iswar Gopi Mohan Jew, the said Donor, Smt. Bhuban Mohini Dassi did thereby dedicated for ever unto the service of the said Thakur and grant convey and transfer

unto the said Trustees as Joint Tenants the properties particularly as mentioned in the Schedule thereto to have and to hold receive and take all and singular the said Trust properties expressed to be thereby granted and assigned with their appurtenances unto the said Trustees as Joint Tenants but to the uses upon the Trustees and to and for the ends intente and purposes and with and subject to the powers provisions agreements and declarations therein declared and expressed and contained of an concerning the same and the said Trustees did thereby declare that the did and should stand possessed of the trust properties therein before expressed to be thereby granted and assigned and of the rents profits income and produce thereof respectively upon Trust to hold the same as Debutter and devoted to him use and service of the said Thakur Sree Sree Gopi Mohan Jew and upon and for the charitable and other trusts thereafter particularly mentioned and declared.

- ii) That by the said Trust Deed it has been provided and declared inter alia time that if and so often as any of the Trustees thereby appointed or any future Trustee shall die or become unfit or incapable to act in the Trusts of those presents it shall be lawful for the said Trustee or trustees during their joint lives and for the survivor or survivors or them during their or his or her life and after the demise of such survivor for the continuing Trustees or Trustee for the being of those presents or if there shall be no continuing Trustee then for retiring or refusing Trustees or trustee to appoint any other persons or person of orthodox Hindu faith and persuasion to be a Trustee or Trustees in place of the Trustee or Trustees so dying or becoming unfit or incapable of acting as aforesaid.
- iii) That it has been also provided by the said Trust Deed that in appointing such Trustee or Trustees preference should always be given in nominating such Trustee to the lineal descendants of the said Haralala Sandhukhan but so that no Trustee shall be chosen and appointed who doesn't comply with the description given herein and that the number of Trustees after the death of the said Donor Smt. Bhuban Mohini Dassi shall not be less than to and that the Trustees may reimburse themselves or pay or discharge out of the Trust properties all expenses incurred or to be incurred in or about the execution of the Trust or powers of those presents.

- iv) That the said Smt. Bhuban Mohini Dassi died on 12th February, 1928.
- v) That by and Indenture of Appointment of New Trustee made on 6th day of April, 1932 between the said Smt. Giribala Dassi, daughter and Smt. Nalini Bala Dassi, daughter in law of the Late Bhuban Mohini Dassi of the one part and the said Haralal Sandhukhan, Palit Putra of the said Late Bhuban Mohini Dassi of the other part. The said Smt. Giribala Dassi and Smt. Nalini Bala Dassi in exercise of the power for the purpose contained in the said part recited Trust Deed and of all other powers then thereto enabling appointed the said Haralal Sandhukhan to be a Trustee in terms of the said Trust Deed jointly with themselves for the purpose for which the said Trustees were appointed Trustees by the said Trust Deed with effect from the date of the said Deed of appointment.
- vi) That by a Memorandum of Agreement made on the 6th day of April 1932 the said Haralal Sandhukhan of the one part and the said Giribala Dassi and Smt. Nalinibala Dassi of the other part after reciting amongst other things that disputes and differences had arisen and that to avoid litigation of the parties has taken Haralal Sandhukhan as a New Trustee it was thereby witnessed and the said parties mutually agreed to and made and published certain rules and regulations for better management of the Trust properties.
- vii) That the said Smt. Giribala Dassi died on 6th day of August 1938.
- viii) That in order to better manage the Trust Estate all the Trustees then functioning as such had agreed to take in one Satis Chandra Pramanick, sister's son of Naba Kumar Pramanick Sandhukhan as one of the Trustees but the said Satis Chandra Pramanick having requested the said Trustees to appoint his son Saraju Kumar Pramanick as a Trustee in his place and stead who was a young man of active habits and was otherwise a fit and proper person to act as such Trustee.
- ix) That in the above circumstances, the said Trustees had agreed to appoint the said Saraju Kumar Pramanick as a Trustee in the place of the said Giribala Dassi, since deceased.

- x) That another Indenture of Appointment of New Trustee made on the 22nd day of December, 1939 between the said Smt. Nalinibala Dassi and the said Haralal Sandhukhan of the First Part therein, the said Satis Chandra Pramanick of the Second Part therein and the said Saraju Kumar Pramanick, the Third Part therein, which was registered in the Office of the Registrar of Assurances, Calcutta in Book No.1, Volume No. 115, pages 181 to 196, Being No.4069 for the year 1939. The said Smt. Nalinibala Dassi and the said Haralal Sandhukhan in exercise of the power for the purpose contained in the said part recited Trust Deed dated 6th July, 1912 and of all other powers them thereto enabling appointed the said Saraju Kumar Pramanick to be a Trustee in terms of the said Trust Deed jointly with themselves for all purposes for which such Trustees in terms of the said original Trust Deed with effect from the date of the said Deed of Appointment.
- xi) That the said Indenture of Appointment of new Trustee dated 22nd day of December, 1939 a certain scheme of management was again framed and certain rules were made for better management of the Trust properties.
- xii) That the said Haralal Sandhukhan died intestate on the 4th day of October, 1946 leaving behind him surviving his three minor sons.
- xiii) That again another Indenture of Appointment of New Trustee made on the 22nd day of June, 1947 between the said Smt. Nalinibala Dassi of the First Part therein, the said Saraju Kumar Pramanick of the Second Part therein and one Tincowri sandhukhan, the Third Part therein, which was registered in the Office of the Registrar of Assurances, Calcutta in Book No.1, Volume No. 77, pages 36 to 476, Being No.2264 for the year 1947. After reciting that since some time past, due to ill health of the said Smt. Nalinibala Dassi, the said Trustee had decided a new Trustee should be nominated and appointed in terms of the said original Trust Deed dated 6th July, 1912 in place and stead of the said Smt. Nalini Bala Dassi who had decided to retire from the said Trust and also reciting that the legal heirs of the said Haralal Sandhukhan were minors under the age of 18 years and further that the eldest of them who would then shortly thereafter attain majority and would be eligible as a legal heirs of Haralal Sandhukhan, since deceased to be appointed a Trustee was not otherwise a fit and proper person so

to be appointed it was thereby witnessed and the said Tincowri Sandhukhan was thereby appointed a Trustee in terms of the said in part recited Trust Deed in place and stead of the said Smt. Nalinibala Dassi but jointly with the said Saraju Kumar Pramanick for all purposes for which such Trustees were appointed Trustees in terms of the said original trust Deed with effect from the date of the said Deed of Appointment.

- xiv) That the said Tincowri Sandhukhan has been expired.
- xv) That in the premises it became necessary to appoint another Trustee in the place and stead of the said Tincowri Sadhukhan and in terms of the said original Trust Deed, the number of Trustees must at least be two.
- xvi) That in the meantime the eldest son of the said Late Haralal Sadhukhan died on the 28th day of September, 1949. And the other sons of the said Late Haralal Sadhukhan were minors and consequently could not select as Trustee.
- xvii) That one Bharat Chandra Pramanick had a religious turn of mind and was also otherwise a fit and proper person to act as such Trustee and agreed to appointed as such Trustee.
- xviii) That in the circumstances, by a Deed of appointment dated 2nd day of February, 1950 made between the said Saraju Kumar Pramanick of the First Part therein and the said Bharat Chandra Pramanick of the Other Part therein, which was registered in the Office of the Registrar of Assurances, Calcutta in Book No.1, Volume No. 23, pages 127 to 139, Being No.261 for the year 1950, the said Saraju Kumar Pramanick as the sole Trustee did thereby appoint as joint tenants with him of all hereditaments and premises and all other properties for all purposes for which such sole Trustee was appointed the said Bharat Chandra Pramanick as a new Trustee in terms of the said original Trust Deed with effect from the date of the said Deed of Appointment.
- xix) That some years ago while said Saraju Kumar Pramanick and the said Bharat Chandra Pramanick were functioning as the Trustee of Sree Sree Iswar Gopi Mohan Jew and

performing their duties as such Trustees some of the ornaments were stolen and inspite of all their best efforts the said stolen ornaments could not be recovered.

- xx) That the said Thakur Sree Sree Iswar Gopi Mohan Jew purchased the premises No.16, Balram Ghose Street, Calcutta by a Registered Deed of Conveyance dated 14th day of December, 1951.
- xxi) That Judhistir Sadhukhan, one of the sons of the said Late Haralal Sadhukhan had not a religious turn of mind and was otherwise unfit to be appointed as a Trustee.
- xxii) That by a duly registerwd Deed of Appointment of New Trustee made on 30th day of July, 1973 between the said Bharat Chandra Pramanick and his son Madan Mohan Pramanick and Asok Pramanick, son of the said Saraju Kumar Pramanick as the sole surviving Trustee didi thereby appoint as joint tenants with him of all hereditaments and premises and all other properties including ornaments and utensils of the sais Thakur for all purposes for which such sole Trustees appointed the said Madan Mohan Pramanick and Asok Pramanick as new Trustee in terms of the said original Trust Deed with effect from the date of the said Deed of Appointment.
- xxiii) That the said Asok Pramanick, son of Saraju Kumar Pramanick since some time past has renounced the Trusteeship and the said Bharat Chandra pramanick died.
- xxiv) That thereafter the sole surviving Trustee Madan Moham Pramanick took his wife Smt. Jayabati Pramanick as one of the Trustees by a Deed of Appointment of New Trustees dated 24th April, 1987 duly registered in the Office of the Registrar of Assurances, Calcutta and the same was recorded in Book No.1, Volume No. 83, pages 437 to 457, Being No.4216 for the year 1987
- xxv) That due to old and ill health said the then Trustees **said Madan Mohan Pramanick and Smt. Jayabati Pramanick** have decided to take their unmarried daughter Smt. Dalia Pramanick who has been very closely associated with the seba and puja of Thakur Sree Sree Iswar Gopi Mohan Jew and has accordingly acquired a religious turn

of mind and is also otherwise qualified to act as the Trustee in terms of the original Deed of Trust dated 6th July, 1912 and also in terms of the other Deeds of Appointment and new schemes of Arrangement thereafter made all above recited that in the premises aforesaid they said Madan Mohan Pramanick and Smt. Jayabati Pramanick as the then Trustees of the Trust Estate of Thakur Sree Sree Iswar Gopi Mohan Jew and in exercise of the power for the purpose contained in the said original Trust Deed and of all other powers thereto enabling do hereby nominate and appoint their daughter the said Smt. Dalia Pramanick a Trustee by a Deed of Appointment of New Trustee dated 17th day of June, 2000 duly registered in the Office of the Additional Registrar of Assurances-II, Calcutta and the same was recorded in Book No.1, Volume No. 140, Pages 66 to 86 Being No. 2563 for the year 2000 in terms of the said original Trust Deed and to act jointly with said the then Trustees Madan Mohan Pramanick and Smt. Jayabati Pramanick for all purpose of the said Trust and also in accordance of the subsequent scheme of management as aforesaid with effect from the date of these present AND the said Trustees Madan Mohan Pramanick and Smt. Jayabati Pramanick declared that all the lands hereditaments and premises and all the other Trust properties comprised in the said Trust Deed and the Indenture of Appointment of New Trustees dated 6th April, 1932 as also in the said Indenture of Appointment of New Trustees dated 22nd December, 1939 and as also in the said Indenture of Appointment of New Trustees dated 22nd June, 1947 and the said Deed of Appointment dated 2nd February, 1950 and the said Deed of Appointment dated 30th July, 1973 and the said Deed of Appointment dated 24th April, 1987 and by the said original Trust Deed as also by the said other subsequent Deeds of Appointment of New Trustee to the use of the trustees on the terms and for the purposes as therein provided shall forthwith and without any assignment vest in the new Trustee and the Trustees Madam Mohan Pramanick and Smt. Jayabati Pramanick as joint tenants as to the said land hereditaments and premises and all the other properties including the ornaments and utensils of the Thakur upon the Trust effecting the same respectively under the said original Trust deed and the new Trustee hereby consent to be the Trustee in terms of the said Trust Deed accordingly and will be entitled to exercise the powers and rights under the provisions contained in the said Trust Deed.

xxvi) That the said Sri Madan Mohan Pramanick, Smt. Jayabati Pramanick and Smt. Dalia Pramanick become the Trustees and shebaita of the Deity SREE SREE ISWAR GOPI MOHAN JEW installed in the Premises Nos. 3 & 3/1, Principal Khudiram Bose Road, Kolkata-700006 which are free from all encumbrances, charges, liens, attachments, lispendens whatsoever, and they jointly mutated the said property and recorded their names in the Kolkata Municipal Corporation and regularly paying taxes with the Kolkata Municipal Corporation, but subject to occupation of Tenants occupying the entire two buildings of the aforesaid two premises.

xxvii) That the said Trustees and shebaita seized and possessed of and/or well and sufficiently entitled to the said land, hereditaments, and premises No.3 & 3/1, Principal Khudiram Bose Road, Kolkata-700067 along with the occupation of the existing tenants..

xxviii) That the said the then Trustees have no sufficient income to bear the expenditure of the Deity Sree Sree Iswar Gopi Mohan Jew. The Trustees paid municipal taxes in respect of the said premises. The Corporation Tax was in arrear and has no sufficient income to meet the expenditure. The existing tenants/occupiers stopped paying their individual rents long back except one tenant.

xxix) That due to increase in municipal rates and taxes and cost of repair of the building and all other expenditures the said trustees/shebaita of the deity it is very much hard to perform the daily seba puja and periodical festivals, for which the said Trustees desirous to sell the said premises No.3 & 3/1, Principal Khudiram Bose Road, Kolkata-700006 for the benefit of the debutter estate and to increase the monthly income on an as is where is basis.

xxx) That the said Asok Pramanick being one of the Trustee is not co-operating and properly acting upon as the Trustee of the said Trust property and as such the said Trustees instituted a Misc Case No.7932 of 2008 before the Learned Chief Judge, City Civil Court at Calcutta for granting necessary permission to sell the said trust property

being premises No. 3 & 3/1, Principal Khudiram Bose Road, Kolkata-700006 for the benefit of the deity aforesaid on an as is where is basis.

xxxii) That due publication was given in the Local News Paper regarding the sale of the property and one **Smt. Chaitali Kundu**, the Owner/ One Part herein has agreed to purchase the said properties, which are free from all encumbrances, charges, liens, attachments, lispendents and other claims and demands, subject to the term and condition mutually agreed upon and accordingly an Agreement for sale dated 01.08.2008 was entered into by and between the Trustees and the purchaser said Smt. Chaitali Kundu the Owner/One Part herein for sale of the said two premises on an as is where is basis..

xxxiii) That the Learned Court by order dated **3rd day of May, 2010** permitted to sell the said premises No. 3 & 3/1, Principal Khudiram Bose Road, Kolkata-700006 in favour of the Smt. Chaitali Kundu, the Owner/One Part herein subject to the terms and conditions mentioned therein.

xxxiii) That after obtaining necessary permission to sell the property, the aforesaid Trustees executed and registered a Deed of Conveyance in respect of the undivided $\frac{1}{2}$ (half) share of the said property mentioned above measuring an area of **573.75 sq. ft. i.e $\frac{1}{2}$ (half) share of 1147.5 sq. ft.** [1(one) cottah, 9 (nine) chittacks and 22.5 sq. ft.] be the same a little more or less with undivided share of the two storied building having covered area of 1686 Sq.ft. more or less lying and situated at premises No. 3/1, Principal Khudiram Bose Road, Kolkata-700006, within the limits of the Kolkata Municipal Corporation Ward No.11. P.S. Burtolla in favour of Smt. Chaitali Kundu the Owner/One Part herein on 7th July, 2010 and the same was duly registered in the office of the Additional Registrar of Assurances-II and recorded in Book No. I, CD Volume No. 24, Page from 4126 to 4149, being No. 08111 for the year 2010.

xxxiv) That on the same day i.e. 7th July, 2010, the aforesaid Trustees executed and registered another Deed of Conveyance in respect of the undivided $\frac{1}{2}$ (half) share of the said property mentioned above measuring an area of **573.75 sq. ft. i.e $\frac{1}{2}$ (half) share of**

1147.5 sq. ft. [1(one) cottah, 9(nine) chittacks and 22.5 sq. ft.] be the same a little more or less with undivided share of the two storied building having total covered area of 1686 Sq.ft. more or less lying and situated at premises No. 3/1, Principal Khudiram Bose Road, Kolkata-700006, within the limits of the Kolkata Municipal Corporation Ward No.11. P.S. Burtolla in favour of Smt. Chaitali Kundu, the Owner/One Part herein and the same was duly registered in the office of the Additional Registrar of Assurances-II and recorded in Book No.I, CD Volume No. 24, Pages from 4150 to 4173, being No. 08112 for the year 2010.

xxxv) That on the same day i.e. 7th July, 2010, the aforesaid Trustees executed and registered another Deed of Conveyance in respect of the undivided $\frac{1}{2}$ (half) share of the said property mentioned above measuring an area of **573.75 sq. ft. i.e. $\frac{1}{2}$ (half) share of 1147.5 sq. ft.** [1(one) cottah, 9(nine) chittacks and 22.5 sq. ft.] be the same a little more or less with undivided share of the two storied building having total covered area of 1686 Sq.ft. more or less lying and situated at premises No. 3, Principal Khudiram Bose Road, Kolkata-700006, within the limits of the Kolkata Municipal Corporation Ward No.11. P.S. Burtolla in favour of Smt. Chaitali Kundu, the Owner/One Part herein and the same was duly registered in the office of the Additional Registrar of Assurances-II and recorded in Book No.I, CD Volume No. 24, Pages from 4174 to 4197, being No. 08113 for the year 2010.

xxxvi) That on the same day i.e. 7th July, 2010, the aforesaid Trustees executed and registered another Deed of Conveyance in respect of the undivided $\frac{1}{2}$ (half) share of the said property mentioned above measuring an area of **573.75 sq. ft. i.e. $\frac{1}{2}$ (half) share of 1147.5 sq. ft.** [1(one) cottah, 9(nine) chittacks and 22.5 sq. ft.] be the same a little more or less with undivided share of the two storied building having total covered area of 1686 Sq.ft. more or less lying and situated at premises No.3, Principal Khudiram Bose Road, Kolkata-700006, within the limits of the Kolkata Municipal Corporation Ward No.11. P.S. Burtolla in favour of Smt. Chaitali Kundu, the Owner/One Part herein and the same was duly registered in the office of the Additional Registrar of Assurances-II and recorded in Book No.I, CD Volume No. 24, Pages from 4248 to 4271, being No. 08117 for the year 2010.

xxxvii) That after purchase the aforesaid two premises being Nos. 3/1, Principal Khudiram Bose Road, Kolkata-700006, within the limits of the Kolkata Municipal Corporation Ward No.11. P.S. Burtolla and 3, Principal Khudiram Bose Road, Kolkata-700006, within the limits of the Kolkata Municipal Corporation Ward No.11. P.S. Burtolla, P.O.- Beadon Street by virtue of the aforesaid four Deed of Conveyances the said Smt. Chaitali Kundu, the Owner/One Part herein became the absolute sole owner of the aforesaid two premises and has been possessing and occupying the same without any disturbances, which are free from all encumbrances. But subject to occupation of the existing tenants/occupiers as aforesaid.

xxxviii) That the said **SMT. CHAITALI KUNDU**, the Owner/One Part herein duly applied for mutation and amalgamation of the said two premises into a single premises being Amalgamation Case No.M/011/14-March-11/1115 and mutate her name in the records of the Kolkata Municipal Corporation and after scrutinized the relevant papers and documents the Municipal Authority considered the prayer and amalgamated the said two premises into a single premises and the said two premises is/are renumbered at premises No. 3, Principal Khudiram Bose Road, Police Station – Burtolla, Post Office- Beadon Street, Kolkata – 700 006, under Ward No.011, within the limits of the Kolkata Municipal Corporation and also mutated her name in the record of the Kolkata Municipal Corporation being Assessee No.1101114000040 and presently enjoying the same free from all encumbrances paying taxes regularly but subject to occupation of tenants/occupiers occupying entirely the aforesaid two building of the present premises and also obtained certificate from the KIT the above property is not affected at present by any published/sanctioned Scheme/Alignment of the Kolkata Improvement Trust dated 22/02/2018.

xxxix) That in the circumstances referred to above the present Owner herein now seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of total land measuring 03(Three) Cottahs 03(Three) Chittacks more or less comprised in Municipal Premises No. 3, Principal Khudiram Bose

Road, Police Station – Burtolla, Post Office- Beadon Street, Kolkata – 700 006, under Ward No.011, within the limits of the Kolkata Municipal Corporation and has been enjoying the same without any interference and interruption from any persons whomsoever free from all encumbrances save and except occupation of the existing Tenants/Occupiers occupying entirely the said Municipal Premises No. 3, Principal Khudiram Bose Road, Police Station – Burtolla, Post Office- Beadon Street, Kolkata – 700 006, under Ward No.011, within the limits of the Kolkata Municipal Corporation.

xxxx) The said Owner herein represented to the Developer herein of her intention to develop ALL THAT piece and parcel of 03(Three) Cottahs 03(Three) Chittaks of land more or less comprised in Municipal Premises No. 3, Principal Khudiram Bose Road, Police Station – Burtolla, Post Office- Beadon Street, Kolkata – 700 006, under Ward No.011, within the limits of the Kolkata Municipal Corporation but subject to amicable settlement of the existing Tenants/occupiers as aforesaid and also to prepare a new building Plan by their Architect at their own cost and expenses on the aforesaid land and shall submit the same before The Kolkata Municipal Corporation for sanction in the name of the present Owner and the title of the Owner is/are free, clear, marketable and free from all encumbrances save and except as aforesaid .

xxxxi) Relying on the aforesaid representations of the Owner herein and being prima facia satisfied with the title of the property the Developer agreed to develop the said land comprised in the aforesaid Municipal Premises No. 3, Principal Khudiram Bose Road, Police Station – Burtolla, Post Office- Beadon Street, Kolkata – 700 006, under Ward No.011, within the limits of the Kolkata Municipal Corporation, on terms of condition as contained hereinafter.

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

ARTICLE - I
DEFINATIONS

A. In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows :

- i) "**the OWNER**" shall mean the Owner above named and her respective heirs, executors, administrators, successors, legal representatives, nominees and assigns.
- ii) "**The DEVELOPER**" shall mean the Developer above named and its Partners for the time being and their respective heirs, executors, administrators, successors-in-office, legal representatives, nominees and assigns.
- iii) "**The LAND**" shall means ALL THAT piece and parcel of **03(Three) Cottahs 03(Three) Chittaks** of land more or less together with 100 years old and dilapidated two two storied building lying upon the said land comprised in Municipal Premises No. 3, Principal Khudiram Bose Road, Police Station – Burtolla, Post Office- Beadon Street, Kolkata – 700 006, under Ward No.011, within the limits of the Kolkata Municipal Corporation, as more fully described in the **FIRST SCHEDULE** hereunder written on which the new proposed building is to be constructed as per the new sanctioned building plan to be obtained from the Kolkata Municipal Corporation.
- iv) "**ARCHITECT**" shall mean such Architect or firm of Architects whom the Developer may, from time to time appoint as Architect for the new buildings.
- v) "**The BUILDING PLAN**" shall mean the maps or plans as to be sanctioned by The Kolkata Municipal Corporation or revised modified building plans as to be sanctioned in respect of the said premises and shall also wherever the context permits, includes such plans modified or revised, drawings, designs, elevations and specifications as are prepared by the Architect including variations / modification therein if any.

- vi) "**The NEW BUILDING**" shall mean the multistoried building to be constructed as per sanctioned building plans to be obtained from The Kolkata Municipal Corporation on the said premises by the Developer in pursuance hereof on the land described hereinabove.
- vii) "**The CONSTRUCTIONAL HABITABLE AREA**" herein shall mean the habitable and/or saleable areas of the entirety of the Ground to Top floor of the new building including the lobbies, staircase, appurtenant thereto but excluding the roof and covered spaces or Car Parking spaces of the Ground floor.
- viii) "**SUPER BUILT UP AREA**" shall mean all the covered areas including storage spaces within the Premises which are to be jointly owned for common usage by the Flat Owners of the said new building.
- ix) "**The OWNERS' ALLOCATION**" shall mean upon completion of construction of the new proposed building the Owners shall be entitled to get ALL THAT the entire SECOND FLOOR (including proportionate share of the stair case, landing and lift) constructed habitable areas as to be sanctioned by the Kolkata Municipal Corporation in the form of self contained habitable flat complete in all respect with standard specification and one car parking space measuring 120 (One Hundred Twenty) sq. ft. more or less covered area on the ground floor, which is to be constructed subject to sanction of the building plans by The Kolkata Municipal Corporation TOGETHER WITH and undivided proportionate share in the land and the common portions of the said new proposed building in accordance with the terms and conditions of these presents, ALONGWITH all easement and quaseasements right of the aforesaid proposed building, which is/are more fully described in the SECOND SCHEDULE hereunder written.

CONSIDERATION :- In addition to the allocation as indicated above, the Developer agreed and undertakes to pay the Owner Rs. 20,00,000/- (Rupees Twenty Lac) only forfeit amount and the payment mode of the same is more fully described in the **FOURTH SCHEDULE** hereunder written.

SECURITY DEPOSIT :- the Developer will also give an amount of Rs.5,00,000/-(Rupees Five Lac) to the Owner/One Part herein as security deposit and the Owner/One Part shall be bound to refund the said security deposit to the Developer at the time of taking possession of the owner's allocation portion in the new proposed building from the Developer and the payment mode of the same is more fully described in the **FOURTH SCHEDULE** hereunder written.

- x) **"The DEVELOPER'S ALLOCATION "** shall mean the remaining of the total sanctioned F.A.R in the form of self contained habitable Flats and/or 'Car Parking spaces including commercial sanctioned spaces if any complete in all respect in the said new proposed building which includes the areas for rehabilitation of the existing Tenants if required as aforesaid with standard specification which is to be constructed as per plan as to be sanctioned by The Kolkata Municipal Corporation in and upon the said Premises, save and except the Owners' allocated portion in the said new proposed building as aforesaid TOGETHER WITH undivided proportionate share in the land and the common portions of the building, ALONGWITH all easement and quaseasements right of the aforesaid proposed building, which is more fully described in the **THIRD SCHEDULE** hereunder written .
- xi) **"COMMON EXPENSES"** shall mean and include all expenses to be incurred by the Unit/Owners for the management and maintenance of the said new Building and the premises after obtaining peaceful possession of the said new proposed building by the individual Flat Owners .
- xiii) **"COMMON PORTIONS, FACILITIES & AMENITIES "** shall mean all the common areas and installations to comprise in the said new building and the said premises, after the development, including, staircases, lobbies, the ultimate roof, passages, path ways, lift, boundary walls and other facilities which may be mutually agreed upon and between the parties as required for the establishment location enjoyment provisions maintenance and/or management of the new building, which is/are more fully described in the **SIXTH SCHEDULE** hereunder written.

- xiii) **"SALEABLE SPACE"** shall mean the space in the new building available for independent use and occupation after making due provision for Owners' Allocation and common space required therefore .
- xiv) **"PROJECT"** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the said premises be completed and possession of the completed Units is taken over by the Unit Owners .
- xv) **"PROPORTIONATE SHARE"** with all its cognate variations shall mean such ratio, the covered area of any Unit or Units be in relation to the covered area of all the Units in the new building .
- xvi) **"UNIT"** shall mean any flat or other covered 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 portions .
- xvii) **"UNIT OWNERS"** shall mean any person who acquires, holds and/or owns any Unit in the new building and shall include the Owner and the Developer, for the Units held by them, from time to time .
- xviii) **"TIME"** : The said new building shall be completed within 24 (Twenty Four) months with a grace period of six months from the date of obtaining sanction building plan from the Kolkata Municipal Corporation save and except delay due to Force Majeure reasons.
- xix) **"SOCIETY"** shall mean the Society or Associations to be formed for the purpose of maintenance of the new building and the said premises and for collecting and defraying the common expenses provided that until such Association is formed the Developer would be entitled to manage and/or maintain the said new building and the said premises and to collect the common expenses .
- xx) **"SPECIFICATIONS"** shall mean the specifications for completing the said new building as stated in the FIFTH SCHEDULE hereunder written.

xxi) " **The TITLE DEED** " shall mean all the Deeds and documents referred to hereinabove in the recital in respect of the land with old buildings standing thereon comprised in and being Municipal Premises No. 3, Principal Khudiram Bose Road, Police Station – Burtolla, Post Office- Beadon Street, under Ward No.011, within the limits of The Kolkata Municipal Corporation.

xxii) "**ADVOCATE**" to the project shall mean SUBIR KUMAR DUTTA, Advocate of Premises No. 18 , Manick Bandopadhyay Sarani , Police Station - Regent Park , Kolkata – 700 040 or such other Advocates whom the Developer may, from time to time , appoint as the Advocates for the Project.

B. THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS

:-

- i) That the Owner absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises mentioned hereinabove .
- ii) That the right title and interest of the Owner in the said Premises mentioned hereinabove are free from all encumbrances and Owner has a marketable title to the same save and except occupation of Tenants/ occupiers occupying part and portions of the aforesaid Premises.
- iii) That the entirety of the said Premises mentioned hereinabove are in physical possession of the tenants/occupiers as aforesaid.
- iv) That the Owner has not received any notice for acquisition or requisition of the said Premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- v) That the said 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 .
- vi) That the Owner has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said Premises mentioned

hereinabove or any part or portion thereof in favour of anyone other than in favour of the Developer herein.

- vii) That the Owner is not aware of any impediment affecting the said Premises mentioned hereinabove whereby she is in any way barred from entering into this Agreement .
- viii) That the Owner is fully and sufficiently entitled to deal with, develop and/or dispose off proportionate share of the said Premises mentioned hereinabove and thus enter into this Agreement .

ARTICLE – II

COMMENCEMENT

- 2.1 This Agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJURE" .
- 2.2 This Agreement shall cease to operate only in the event of complete transfer and registration of all the Developer's allocated saleable space in the said new proposed building by the Developer in the manner as provided herein which shall be preceded by construction and delivery of possession of the Owners' allocation as per terms and conditions of these presents .

ARTICLE - III

OWNERS' RIGHT & REPRESENTATION

- 3.1 The Owner now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises and shall retain symbolic possession during the time of construction work as per sanctioned building plan granted by the Kolkata Municipal Corporation with standard building materials but, in the event of any incident(s) arising out of such construction work or any cause appurtenant thereto shall be taken care of by the Developer and responsibility to any such occurrence shall be the liability of the Developer.

- 3.2 Notwithstanding anything contained anywhere in this Agreement, any liability arising out of the construction work and/or anything incidental thereto undertaken by the said Developer and/or its men/servants and/or agents will be the sole responsibility of the said Developer and any consequence arising out of such liability will also be taken care of by the said Developer unless such liability has been expressly agreed to have been shouldered by the owner in writing.
- 3.3 The said premises is free from all encumbrances and the Owner has a marketable title in respect of the said premises save and except as aforesaid.
- 3.4 The Owner shall deliver or hand over all original copies of title Deeds to the Developer against accountable receipt and all the documents relating to the said First Schedule below property which are in possession and control of the Owner at the time of obtaining sanction of Building Plan from the Kolkata Municipal Corporation for the purpose of the development works and the Developer shall retain all originals and all other relating documents regarding the said property till completion of the building and shall hand over the same to Owner at the time of handing over peaceful possession of the Owners' allocated portion to the Owner.

ARTICLE – IV

DEVELOPER'S RIGHT & REPRESENTATION

- 4.1 The Owner hereby grant subject to what has been herein under provided exclusive right to the Developer to develop the said Premises and construct an individual building at the said premises in accordance with the new plan or plans as to be sanctioned by The Kolkata Municipal Corporation and/or by any other appropriate with or without any amendment and/or modification.
- 4.2 All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plans from The Kolkata Municipal Corporation, shall be prepared and submitted by the Developer on behalf of the Owner at the cost and expenses of the Developer and the Owner shall sign and execute all such plans and applications, other papers and documents

as and when necessary and the Developer shall pay and bear all fees charges and expenses required to be paid or deposited for obtaining sanction of building plans and development of the said premises and the Owner shall have no responsibilities to bear any cost whatsoever.

- 4.3 That save and except the Owners' allotted portion the Developer has full rights to execute any agreement for sale, transfer and convey the Developer's allocation for residential and/or commercial purposes according to its own choice .

ARTICLE – V

DEVELOPER'S OBLIGATIONS

- 5.1 The Developer shall be solely responsible for making amicable settlement of the existing Tenants/occupiers in a lawful manner. The cost of such vacating or ejection of the existing tenants by paying them suitable compensation will be solely borne by the Developer or if any space is required for rehabilitation in the new proposed building then in such case such areas will be allocated from the Developer's allocation and the Owner shall have no liability in respect of the aforesaid tenants. If the Developer manages to eject any tenant/occupier by paying him/them any compensation, then in such case the Developer shall have right to take over such possession from such tenant/occupier.
- 5.2 The Developer shall use and/or cause to be used such standard building materials as shall be specified by the licenced building Surveyor or registered Architect of the said Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of I.S.I Specification as mentioned in the **FIFTH SCHEDULE** hereunder written and the building rules regulations and /or orders in force for the time being .
- 5.3 The said building shall be created, constructed and completed by the Developer shall consist of the specification provided in **FIFTH SCHEDULE** hereunder written and all Units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. Under no

circumstances, irrespective of any ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owner in respect of erection, construction and completion of the said building including Owners' allocated portion / portions.

- 5.4 The Developer shall construct and complete the said Building at its own cost and risk under its direct supervision and control and with the best workmanship and like manner and shall comply with all statutory Regulations, Building Rules and statutory stipulations from time to time to be imposed or as would be made applicable, in the event the Developer assigns or sub - contracts any part of the work, it shall ensure incorporating of the above restrictions and compulsory stipulations for record and full compliance. Notwithstanding the above, the Developer shall remain responsible and liable for fulfillment of the terms and obligations contained herein.
- 5.5 All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatever name called for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and residential connections of water, sewerage, electricity in accordance with law and other amenities for the said building shall be paid and borne by the Developer and the Owner has no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses by whatever name called relating to and/or arising there from in any manner of whatsoever nature. However to avoid any future doubts, it is made clear that the proportionate costs, deposit and charges for main 440 volt main service connection and full costs, deposit and charges for individual and separate Electricity Meters for the respective Flat/Unit shall be borne by the concerned Unit Owners and the Developer shall have no responsibility for the same.
- 5.6 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction and completion of the said building in totality. Under no circumstances the

Owner shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer. The Developer shall at its own costs and expenses, cause to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein .

- 5.7 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion (as defined hereinbefore) or any part thereof, the Developer shall fully comply with, observe, fulfill and perform the requirements under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save as provided hereinafter, the Owner shall not be responsible or liable for any commitments that may be made by the Developer.
- 5.8 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owner indemnified for the same and all consequences. It is specifically agreed and understood that the Owner shall not be responsible and/or liable either for any act or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and or arising out of erection , construction or completion of the said newly proposed building or any part thereof . All actions, proceedings and consequences arising there from shall be attended to , defended , prosecuted and complied with and faced by the Developer at its own costs and expenses and shall keep the Owners indemnified

from all or any loss damages, costs and consequences, suffered or incurred there from .

- 5.9 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer's employees or workmen and the Owner shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever.
- 5.10 The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof and the Owner shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon them and the Developer shall keep the Owners indemnified from all or any claim, damages, payments costs and consequences suffered or incurred there from.
- 5.11 The Owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection construction and completion of the Building or any part thereof.
- 5.12 The Developer shall be duty bound to complete the Owners' allocated portion in all respect including permanent domestic water and sewerage connection and but the Unit Owners shall pay for individual electric meter connection for each Unit/Flat which shall be arranged by the Developer at extra cost and make the same fully habitable for user as per law within the said 24 (Twenty Four) months from the date of sanctioned building plan with an grace period of six months, which unless prevented by Force Majure reasons at the said premises without default or deviation, save and except for the reasons mentioned hereinabove .

ARTICLE – VI
OWNERS' OBLIGATIONS

- 6.1 The Owners herein shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or licence required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.
- 6.2 To provide the Developer with appropriate powers as are or may be required in connection with sanction, construction, erection completion of the newly proposed individual building in and upon the said Premises and to appear for and represent the Owner before all concerned authorities and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licences and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electrically or as may required from time to time, in accordance with law and/or otherwise concerning negotiations for transfer of flats or covered spaces or commercially sanctioned spaces to the intending Purchasers of Developers share thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owner shall appoint the Partners of ISSARA, the Developer Company herein as her Attorney to do all the acts, deeds and things for completion of the newly proposed building in and upon the aforesaid premises .

ARTICLE – VII

- 7.1 In the event the Owner is desirous of having any additional or special type of fittings other than that provided hereunder written in her allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs , charges and expenses for the said fittings and fixtures shall be

separately paid and borne by the Owner immediately on demand by the Developer .

- 7.2 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said building shall always remain common, impartible, indivisible and undivided.
- 7.3 The Owner shall be at liberty to deal with her allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law .
- 7.4 The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owner unto and in favour of the Developer and/or its nominee or nominees, in respect of and/or relating to the Developer's allocated portions and/or any part thereof, shall be prepared by the Developer's Advocate Sri Subir Kumar Dutta and the Owners shall only execute Indenture of Conveyance (s) unto and in favour of the Developer and/or its nominee or nominees as the case may be subject to the terms and conditions provided herein.
- 7.5 Subject to the above restrictions and conditions contained herein the Attorney being the Partners of the Developer Company herein shall be entitled to enter into any contract or agreement relating to Developer's allocated portions on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the Owner shall execute required Indenture, unto and in favour of the said nominee or nominees of the Developer and cause the same registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto and paid and borne by the Developer and/or its nominee or nominees, as the case may be.

ARTICLE – VIII
COMMON OBLIGATIONS

8.1 On and from the date of completion of the said building in accordance with law, the Owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default :-

- a. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective Owners and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other.
- b. To pay punctually and regularly their respective proportionate part of share of service charges for the common areas and facilities and until formation and registration of the said premises under provisions of the West Bengal Apartments Act and the Rules framed there under, the Developer shall be entitled to collect and provided the required services thereof.
- c. To abide by all laws, rules and regulations and orders of the enactments the Government and/or Local Bodies or otherwise issued and/or imposed upon in accordance with law, as the case may be and shall attend to and answer and the responsible for any deviation, violation and/or breach thereof in any manner.

ARTICLE – IX
MISCELLANEOUS

9.1 This Agreement shall always be treated as an agreement by and between "Principal" to "Principal". The Owner and the Developer have entered into this Agreement purely as a Contract and nothing contained herein shall be deemed to construed or

constitute as Partnership between the Owner and the Developer or an Association or persons. Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same there under subject to the terms and conditions of these presents.

- 9.2 Simultaneously upon execution and registration of these presents the Owner hereby hand over symbolic peaceful possession of the aforesaid premises to the Developer and as from the date of delivery of possession of the said premises by the Owners in favour of the Developer, the possession of the said the premises along with the rights of the Developer in respect of the said premises by virtue of these presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owner provided the Developer is carrying on with the project in terms of this agreement.
- 9.3 It is also agreed and accepted between the parties hereto that the Owner shall have the right to egress and ingress during the time of construction in and upon the said Premise for observation and supervision of the constructional work of the new proposed buildings to be constructed as per the sanctioned building plan.
- 9.4 All the dues, arrears or outstanding in respect of the said Premises on account of The Kolkata Municipal Corporation taxes, levies whatsoever till the date of obtaining sanction of building plan from the Kolkata Municipal Corporation shall be to the account of the Owner and subsequently from that date shall be borne and paid by the Developer or its nominee or nominees being the prospective Flat/Unit Purchasers either in respect of the aforesaid Premises or the constructed area forming part of the Developer's allocation.
- 9.5 It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds matter and things not herein specified may be required to be done, executed and performed and for which

the Developer shall require adequate powers and authorities from the Owner and for such matters, the Owner shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the Owner and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

- 9.6 It is clarified that all works of development shall be done by the Developer at its own costs and expenses but for and on behalf of themselves and/or their nominee/ nominees in respect of the Developer's Area and for and on behalf of the Owner in respect of the Owners' Area.
- 9.7 The consideration for the purposes herein shall be the construction costs of the Owners' Area to be incurred by the Developer and any further amounts as agreed herein..
- 9.8 The Developer shall be entitled to demolish the existing two buildings at its own cost and expenses and shall enjoy the sale proceeds of such salvage and for which the Owner shall have no objection for the same .
- 9.9 All municipal taxes and other outgoings in respect of the said premises upon the expiry of 30 (thirty) Days from the date, the Developer service to the Owner a notice of completion of the Owners' Allocation under the terms of this agreement, the liability of the Developer to pay the Municipal taxes and other liabilities in respect of the Owners' Allocation would cease to continue.
- 9.10 Till such time the Association or body is not formed, the said premises shall be managed and maintained by the Developer and the cost thereof would be borne and paid by the Owner and the Developer or their respective nominees in their respective proportionate share. The rules and regulations for such management and

maintenance shall be as such as may be duly agreed upon by the Owner herein and the Developer herein.

- 9.11 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.
- 9.12 The certificate of the Architect relating to completion of construction/development and the costs incurred therefore shall be final.
- 9.13 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owner and sent to her respective last known address or addresses intimating that the Owners' Area completed in the manner stated herein and is ready for delivery, shall completely absolve the Developer of its obligation to deliver the Owners' Area to the Owner under this Agreement.
- 9.14 That after completion of the proposed building the Developer shall hand over the possession of the owner's allocation to the owner at first along with copy of completion certificate by the KMC and possession letter to the owner and thereafter the Developer shall have right to transfer its allocation to any third party/parties.
- 9.15 That the owner shall have right to install solar system on the ultimate roof at her own cost and the same shall use for herself and in this regard the Developer shall co-operate with the owner in all corner.
- 9.16 That the Developer shall negotiate with the tenants/occupiers within eight months from the date of signing of this instrument and after negotiation with the tenants/occupiers the Developer will submit the building plan before the Building department of the Kolkata Municipal Corporation and/or any other competent authority for sanction of the building plan.
- 9.17 If the Developer fails to amicable settle with the existing Tenants/Occupiers within one year from the date of this Agreement then in such case this

Agreement shall stand cancelled against refund of the forfeit money and Security Deposit.

ARTICLE - X
FORCE MAJURE

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

ARTICLE - XI
LEGAL DISPUTES

All disputes shall be subject to Civil Court jurisdiction of any competent Court of Law.

FIRST SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 03 (Three) Cottahs 03 (Three) Chittacks more or less together with existing 100 years old two numbers of two storied dilapidated residential building standing thereon with cemented floor, measuring 843 Sq. ft. more or less on the ground floor and measuring 843 sq.ft more or less on the first floor of the one building and another one measuring 843 Sq. ft. more or less on the ground floor and measuring 843 sq.ft. more or less on the first floor of the one building and in total measuring of the ground floor is 1686 sq.ft. more or less and 1686 sq.ft more or less on first floor of both the building lying and situate at and being Municipal Premises No. 3, Principal Khudiram Bose Road, Police Station- Burtolla, Post Office- Beadon Street, Kolkata - 700 006, under Ward No. 011 within the limits of the Kolkata Municipal Corporation, which is butted and bounded as follows:

On the North	:	By Premises No. 4, Principal Khudiram Bose Road.
On the South	:	By Premises No. 2/1, Principal Khudiram Bose Road.
On the East	:	By Principal Khudiram Bose Road
On the West	:	By the Premises of Ramkrishna Mission of 19B, Raja Raj Krishna Street.

After demolition the aforesaid two building the Developer construct a multistoried building on and upon the said land as per sanctioned building plan by the Kolkata Municipal Corporation.

SECOND SCHEDULE AS REFERRED TO ABOVE
OWNER'S ALLOCATION

After completion of construction of the new proposed building the **Owner** shall be entitled to get ALL THAT **entire SECOND FLOOR** (including proportionate share of stair case, landing and lift) constructed habitable areas as to be sanctioned by the Kolkata Municipal Corporation in the form of self contained habitable flat complete in all respect with standard specification and **one car parking space measuring 120 (One Hundred Twenty) sq. ft. more or less covered area on the ground floor**, which is to be constructed subject to sanction of the building plans by The Kolkata Municipal Corporation TOGETHER WITH and undivided proportionate share in the land and the common portions of the said new proposed building in accordance with the terms and conditions of these presents, **ALONGWITH** all easement and quaseasements right of the aforesaid proposed building.

CONSIDERATION :- In addition to the allocation as indicated above, the Developer agreed and undertakes to pay the Owner Rs. 20,00,000/- (Rupees Twenty Lac) only forfeit amount and the payment mode of the same is more fully described in the **FOURTH SCHEDULE** hereunder written.

SECURITY DEPOSIT :- the Developer also give the amount of Rs.5,00,000/- (Rupees Five Lac) to the Owner/One Part herein as security deposit and the Owner/One Part shall be

bound to refund the said security deposit to the Developer at the time of taking possession of the owner's allocation in the new proposed building from the Developer and the payment mode of the same is more fully described in the **FOURTH SCHEDULE** hereunder written.

THIRD SCHEDULE AS REFERRED TO ABOVE
DEVELOPER'S ALLOCATION

- x) After completion of construction of the new proposed building the Developer shall be entitled to get the remaining of the total sanctioned F.A.R in the form of self contained habitable Flats and/or Car Parking spaces including commercial sanctioned spaces if any complete in all respect in the said new proposed building which includes the areas for rehabilitation of the existing Tenants if required as aforesaid with standard specification which is to be constructed as per plan as to be sanctioned by The Kolkata Municipal Corporation in and upon the said Premises, save and except the Owners' allocated portion in the said new proposed building as aforesaid TOGETHER WITH undivided proportionate share in the land and the common portions of the building, ALONGWITH all easement and quaseasements right of the aforesaid proposed building.

FOURTH SCHEDULE AS REFERRED TO ABOVE
MODE OF PAYMENT

1) CONSIDERATION :-

- | | |
|---|----------------|
| a) At the time of signing of this instrument | Rs. 1,00,000/- |
| b) Within five months from the date of signing of this instrument | Rs. 4,00,000/- |
| c) After sanctioned building Plan | Rs.10,00,000/- |
| d) After casting of the Second floor roof | Rs. 5,00,000/- |

2) SECURITY DEPOSIT :-

- | | |
|---|----------------|
| a) Within Five months from the date
of signing of this Agreement | Rs. 5,00,000/- |
|---|----------------|

THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF WORK
(MANNER OF COMPLETION OF THE NEW BUILDING)

Construction to be made and equipments, fittings and fixtures to be installed and provided in the proposed two buildings shall be standard quality and according to the plans and advice of the architect and including the following :-

1. BRICK WORK

External Wall : 200/250 mm thick brickwork with cement mortar in proportion (1:6) by using 1st class kiln burnt brick.

Partition Wall : 75 / 125 mm thick brickwork with sand cement mortar in proportion (1:4) by using 1st class kiln burnt bricks.

2. PLASTERING

19 MM/ 12 MM 6 MM of plastering in standard proportion and respective areas, outer and inner surface of walls and ceiling.

3. CONCRETE WORKS :

All concrete works in the project, plan or R.C.C. will be done in desired proportion of 1:3:6 , 1:2:4 and 1:1.5:3.

4. GRILL

Mild steel flats / square bars will be used. Box grill extra cost.

5. DRAINAGE :

Necessary water drainage connection as per Kolkata Municipal Corporation requirement (as per approved drawing) with very good quality material.

6. ROOF TREATMENT :

10 mm thick mosaic roof tiles of P.C.C with I.P.S. finish of very good quality will be laid on roof.

7. WATER SUPPLY

Water will be made available from KMC supply

8. PAINTING & FINISHING

Outside face of external walls - High quality Weather Coat/Surface Texture

Internal face of the walls - Good quality plaster of paris/putty.

Grills will be painted with two coats of enamel paints over two coats of primer.

9. FLOOR OF FLAT

White marble(2' x 2') flooring in all rooms, verandah, toilet, kitchen cum dining etc.

10. TOILET

WALLS Upto 7ft finished with glazed tiles.

11. WINDOWS

Anodized aluminium windows with integrated grills with one way glass.

12. DOOR

Main Door of the Flat will be made with Wood and other flash door (Sylvion) quality ply shutter paneled by 35 mm thick wooden rail and wood frame. Flash Door (Sylvion) in each toilet sunmica fitting in the back side, Godrej Ultra lock in the main door and Godrej lock in the others door.

13. SANITARY FITTINGS IN TOILETS

The following will be provided :

Tap with mixing arrangements in toilets of Jaguar/Essco make

White wash basin (20") (Hindustan/Neycer)

White commode of porcelain of reputed brand/(Hindustan/Neycer)

Concealed hot and cold water pipe line with pipes of reputed make in master toilet and all water line will be concealed.

14. KITCHEN CUM DINING

Kitchen platform will be of black granite and ceramic tiles of Johnson make over the kitchen platform and stainless steel sink, three water connection, light point as per requirement including Refreezaretor, Chimney, Mixer, Induction and Aqua guard point etc. will be provided .

15. ELECTRICAL POINTS AND FITTINGS

Concealed P.V.C. conduits, of Anchors/Finox make, copper wire of desired cores, M S concealed switch box reputed make switches with earthing. Electric

points of the flat provided as per requirement including A.C. points, T.V. points, one computer point and others light, fan points etc. will be provided as per requirement. Separate meters for the Owner as well as for common use will be provided at extra cost.

1 (one) elevator of reputed make having capacity of 4 (four) passengers will be provided.

16. Balcony with steel railing along with temper glass.

17. Intercom system

SIXTH SCHEDULE ABOVE REFERRED TO

(Common areas and facilities)

- 1) The foundation column, beams, supports, corridors, lobbies, stairs, ultimate roof, staircase, entrance, exits and lift.
- 2) Tap water and water pump and motor with installations.
- 3) Common passage and common areas inside or outside the building.
- 4) Water, motor overhead tanks and underground water reservoirs, water pipes and other common plumbing installations.
- 5) Electrical fittings, meters and fittings and fixtures for lighting the staircase and other common areas (excluding those that are installed inside any particular flat).
- 6) Drains and sewerage.
- 7) Water and sewerage evacuation pipes from the flat to drain and sewers common to the building.
- 8) Doors and windows on the staircase.
- 9) Boundary walls including outside plastering of the walls of the said building and main gates.
- 10) Such other common parts, areas, equipments, installations, fixtures, covered and open space in or around the said building as are necessary of the building.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed our respective hands and seal on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED
AT KOLKATA,**

In presence of the following
WITNESSES:

1. *Amal Kumar Ray*
Advocate
Saidah Civil Court.
Kolkata-700019.

Chaitali Kundu

SIGNATURE OF THE OWNER
/FIRST PART.

2. *Amit Ghosh*
9. B Park Lane
Kolkata-700008

1) For *Issara*
Ira Ghosh
Partner

2) For *Issara*
Kuntala Dutta
Partner

SIGNATURE OF THE
DEVELOPER/SECOND PART

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned sum of Rs. 1,000,00/- (Rupees One Lac) only as part consideration money as per memo below in presence of the following witnesses :-

Cheque No.	Date	Bank & Br,	Amount
1. 850660	17/07/2020	SBI, Hatibagan Por -	1,00,000/-

RS. 1,00,000/-

(RUPEES ONE LAC ONLY)

WITNESSES :-

1. Arun Kumar Singh
Advocate
Sectd Civil Court
Kolkata - 700027

2. Anil Ghosh

9. A. S. S. S. S.
Kolkata - 700027

Chaitali Kundu

SIGNATURE OF THE OWNER/

FIRST PART

DRAFTED BY :-

Subir Kumar Dutta
SUBIR KUMAR DUTTA. Adv.
Advocate.

Alipore Civil and Criminal Court,
Kolkata - 700 027.

WB 2165/99

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : - *Chaitali Kundu*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : - *Ira Ghosh*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : - *Kumkale Duttu*

Major Information of the Deed

Deed No :	I-1904-03364/2020	Date of Registration	17/07/2020
Query No / Year	1904-2000789057/2020	Office where deed is registered	
Query Date	11/07/2020 9:54:40 AM	1904-2000789057/2020	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9830034264, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 1,42,80,152/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 6,025/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Principal Khudiram Bose Road, Premises No: 3, Ward No: 011 Pin Code : 700006




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS. -)		Bastu	3 Katha 3 Chatak	30,00,000/-	1,27,62,752/-	Property is on Road
Grand Total :				5.2594Dec	30,00,000 /-	127,62,752 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1686 Sq Ft.	5,00,000/-	7,58,700/-	Structure Type: Structure
Floor No: 1, Area of floor : 843 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 843 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1686 Sq Ft.	5,00,000/-	7,58,700/-	Structure Type: Structure
Floor No: 1, Area of floor : 843 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 843 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3372 sq ft	10,00,000 /-	15,17,400 /-	

ord Details :










Name,Address,Photo,Finger print and Signature




Name	Photo	Finger Print	Signature
Mrs CHAITAIL KUNDU, (Alias: Mrs CHAITALI KUNDU) Wife of Mr SUDIP KUNDU Executed by: Self, Date of Execution: 17/07/2020 , Admitted by: Self, Date of Admission: 17/07/2020 ,Place : Office	 17/07/2020	 LTI 17/07/2020	 17/07/2020
P-24, RAJA RAJ KRISHNA STREET, KOLKATA, P.O:- BEADON STREET, P.S:- Burtola, District:- Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AILPK3422B, Aadhaar No: 55xxxxxxxxx2125, Status :Individual, Executed by: Self, Date of Execution: 17/07/2020 , Admitted by: Self, Date of Admission: 17/07/2020 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ISSARA 17, RUSSA ROAD EAST, 1ST LANE, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: AABFI3849Q,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative



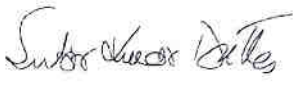
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs ILA GHOSH Wife of Mr ASIT GHOSH Date of Execution - 17/07/2020, , Admitted by: Self, Date of Admission: 17/07/2020, Place of Admission of Execution: Office </td> <td>  Jul 17 2020 12:34PM </td> <td>  LTI 17/07/2020 </td> <td>  17/07/2020 </td> </tr> </tbody> </table> 9B, STAR LANE, KOLKATA, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGSPG0791Q, Aadhaar No: 41xxxxxxxxx7944 Status : Representative, Representative of : ISSARA (as PARTNER)	Name	Photo	Finger Print	Signature	Mrs ILA GHOSH Wife of Mr ASIT GHOSH Date of Execution - 17/07/2020, , Admitted by: Self, Date of Admission: 17/07/2020, Place of Admission of Execution: Office	 Jul 17 2020 12:34PM	 LTI 17/07/2020	 17/07/2020
Name	Photo	Finger Print	Signature						
Mrs ILA GHOSH Wife of Mr ASIT GHOSH Date of Execution - 17/07/2020, , Admitted by: Self, Date of Admission: 17/07/2020, Place of Admission of Execution: Office	 Jul 17 2020 12:34PM	 LTI 17/07/2020	 17/07/2020						

Name	Photo	Finger Print	Signature
Mrs KUNTALA DUTTA (Presentant) Wife of Mr SUBIR KUMAR DUTTA Date of Execution - 17/07/2020, , Admitted by: Self, Date of Admission: 17/07/2020, Place of Admission of Execution: Office			
	Jul 17 2020 12:35PM	LTI 17/07/2020	17/07/2020

45F/1C, MANICK BANDOPADHYAY SARANI, KOLKATA, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFKPD6054Q, Aadhaar No: 39xxxxxxxx8460 Status : Representative, Representative of : ISSARA (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBIR KUMAR DUTTA Son of Late BISWASNATH DUTTA 29, MAHENDRA SARKAR STREET, KOLKATA, P.O:- BOWBAZAR, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012			
	17/07/2020	17/07/2020	17/07/2020

Identifier Of Mrs CHAITAIL KUNDU, Mrs ILA GHOSH, Mrs KUNTALA DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHAITAIL KUNDU	ISSARA-5.25938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHAITAIL KUNDU	ISSARA-1686.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs CHAITAIL KUNDU	ISSARA-1686.00000000 Sq Ft

16-07-2020

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 1,42,80,152/-



Srijani Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 17-07-2020

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

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

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

Presented for registration at 12:30 hrs on 17-07-2020, at the Office of the A.R.A. - IV KOLKATA by Mrs KUNTALA DUTTA

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

Execution is admitted on 17/07/2020 by Mrs CHAITALI KUNDU, Alias Mrs CHAITALI KUNDU, Wife of Mr SUDIP KUNDU, P-24, RAJA RAJ KRISHNA STREET, KOLKATA, P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWASNATH DUTTA, 29, MAHENDRA SARKAR STREET, KOLKATA, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-07-2020 by Mrs ILA GHOSH, PARTNER, ISSARA (Partnership Firm), 17, RUSSA ROAD EAST, 1ST LANE, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWASNATH DUTTA, 29, MAHENDRA SARKAR STREET, KOLKATA, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Advocate

Execution is admitted on 17-07-2020 by Mrs KUNTALA DUTTA, PARTNER, ISSARA (Partnership Firm), 17, RUSSA ROAD EAST, 1ST LANE, KOLKATA, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWASNATH DUTTA, 29, MAHENDRA SARKAR STREET, KOLKATA, P.O: BOWBAZAR, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,025/- (B = Rs 6,000/- ,E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/07/2020 5:28PM with Govt. Ref. No: 192020210039044081 on 16-07-2020, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0APOEDE2 on 16-07-2020, Head of Account 0030-03-104-001-16

at of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-.
pline = Rs 20,021/-
scription of Stamp

Stamp: Type: Impressed, Serial no 1949, Amount: Rs. 100/-, Date of Purchase: 17/02/2020, Vendor name: L K Das.
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/07/2020 5:28PM with Govt. Ref. No. 192020210039044081 on 16-07-2020, Amount Rs. 20,021/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK0APOEDE2 on 16-07-2020, Head of Account 0030-02-103-003-02



Srijani Ghosh

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 203082 to 203140

being No 190403364 for the year 2020.



Digitally signed by SRIJANI GHOSH
Date: 2020.07.22 14:24:25 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2020/07/22 02:24:25 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)