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Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

20 SEP 2017

DEED OF CONVEYANCE

1. Date- 15/09/2017
2. Place- Kolkata
3. Parties:

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Munir
Dehans
Sulha Koppas, lot 136
Ria S. Co.

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Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

15 SEP 2017

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MR. SUBRATA MANDOL (PAN No: AMDPM2368J) Son of Ashok Kumar Mandol, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Jatragachi, P.O- Ghuni, P.S-New Town, Dist- North 24 Pin - 700161 Parganas, West Bengal.

hereinafter called and referred to as the "**VENDOR**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir, administrators, executors, representatives and assigns of the **SECOND PART**.

AND

MR. TAPASI BISWAS (PAN No. AKEPB8585F) a wife of Debasis Biswas by faith - Hindu, by occupation -Business, by Nationality-Indian, residing at Bajetaraf, P.O-Sikharpur, P.S-Rajarhat, District-North 24 Parganas, West Bengal, Kolkata-700135 Hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context be deemed to mean and include their administrators, executors, representatives and assigns of the **SECOND PART**.

Vendors and Purchaser collectively Parties and individually Party.

NOW THIS DEED OF TRANSFER WITNESS RECORDS BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES as follows:-

4 Subject Matter of Deed of Conveyance

4.1 Transfer of the Share Property & Appurtenances:

4.1.1 **'Said Property ':** ALL THAT piece and parcels of one independent residential flat being Flat "B" in the 3rd floor, measuring 1116 Square Feet be the same a little more or less of Super Built Area and also one Covered Four Wheeler Parking at ground floor, measuring 110 sq ft super built up area, lying and situated in the building complex namely "ECOZONE" at Jatragachi, District-North 24 Parganas, more fully described in the second schedule hereunder, situated on the land more fully described in the First schedule hereunder written (SAID PROPERTY)

4.1.2 **Land Share :** Undivided impartial proportionate and variable share in the land comprised in the said property as is attributable to the said property (land share). The land Share is/shall be derived by taking into consideration the proportion, which the super built-up area of the 'Said Property' bear to the total super built-up area of the Said Building Complex.

4.1.3 **Share in Common Portion** Undivided impartable, proportionate and variable share and/or interest in the common areas, amenities and facilities of the said Building Complex as is attributable to the 'Said Property' (share in common Portions) the said common areas, amenities, and facilities being described in the Third Schedule below (collectively Common portions) The share in common Portions is/shall be derived by taking into consideration the proportion which the super built-up area of the said property bear to the total super built-up area of the Said Building Complex.

5 Background

5.1 **Ownership of landowner:** By virtue of events and in the circumstances, the present landowners become the absolute owners of First Schedule Property, free

from all encumbrances and were in peaceful possession thereof described as follows.

- 5.1.1 Absolute ownership of Rabindra Kumar Jaiswal:** One Rabindra Kumar Jaiswal Present owners herein are the absolute owner of the land measuring 3(Three) cottah 4(Four) Chittack, more or less, comprised in C.S. Dag No 271/490. R.S./L.R. Dag No 289, under , C.S. khatiyon No 17, R.S khatiyon No 552, L.R. khatiyon Nos ,1423, lying and situated at Mouja-Jatragachi, J.L. No-24, Re.Sa. No-195, Touzi No174/179, P.S Rajarhat at present Newtown , A.D.S.R.O. Formerly Bidhannagar, Salt Lake City at present A.D.S.R.O Rajarhat, Newtown ,within the local limit of Jangra Hatiyara 2 no gram Panchayet, , in the District- North 24 Parganas, West Bengal , by purchasing the same from Saraswati Saha, Chiranjib Saha. Gopal Chandra Saha by the strength of a Registered Deed of conveyance, registered on 14/08/2007 in the office of D.S.R.-II, Barasat, , and recorded in book no -1, CD volume No-3, pages-1165 to 1177 being Deed No-02651 for the year 2009
- 5.1.2 Registered development Agreement:** The said Rabindra Kumar Jaiswal .executed a Registered Development Deed of transfer on 08/05/2013 with the present Developer **M/s S.D. DEVELOPERS** for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Deed of transfer .The said registered Deed of Development Deed of transfer was registered on 08/05/2013 in the office of A.D.S.R. Rajarhat West bengal and recorded in book no -1, CD volume No-8, pages-2650 to 2672 being Deed No-05310 for the year 2013,
- 5.1.3 Registered Power of Attorney:** The said Rabindra Kumar Jaiswal executed a registered Deed of Power of Attorney was registered on 08/05/2013 on the office of A.D.S.R. Rajarhat West Bengal and recorded in Book no -1, CD volume No-8, pages-3011 to 3022 being Deed No-05367 for the year 2013 ,appointing the said Debasis Biswas.
- 5.1.4 Absolute ownership of Neeraj Jaiswal@Niraj Jaiswal** one Neeraj Jaiswal@Niraj Jaiswal present owner herein, absolute owner of the land measuring 3(Three) cottah 4(Four)Chittak more or less, comprised in C.S. Dag No 271/490. R.S./L.R. Dag No 289, under C.S Khatiyon No 17, R.S. khatiyon No 552, L.R. khatiyon Nos 1353 lying and situated at Mouja-Jatragachi, J.L. No-24, Re.Sa. No-195, Touzi No174/179, P.S Rajarhat at present Newtown , A.D.S.R.O. Formerly Bidhannagar, Salt Lake City at present A.D.S.R.O.Rajarhat, Newtown ,within the local limit of Jangra Hatiyara 2 no gram Panchayet, , in the District- North 24 Parganas, West Bengal , by purchasing the same from Gobindo Chandra Saha And Bijoy Krishna Saha by the strength of a Registered Deed of conveyance, registered on 18/05/1992 in the office of A.D.S.R. Bidhannagar ,Salt lake City, and recorded in book no -1, CD volume No-118, pages-287 to 292 being Deed No-5274 for the year 1992
- 5.1.5 Registered development Agreement:** The said Neeraj Jaiswal@Niraj Jaiswal executed a Registered Development Deed of transfer on 22/04/2013 with the present Developer **M/s S.D DEVELOPER** for developing the aforesaid plot of land, under some terms and conditions morefully described in the said Development Deed of transfer .The said registered Deed of Development Deed of transfer was registered on 22/04/2013.in the office of A.D.S.R. Rajarhat, West

Bengal, and recorded in book no -1, CD volume No-7, pages-3158 to 3179 being Deed No-04561 for the year 2013.

5.1.6 **Registered Power of Attorney:** The said Neeraj Jaiswal@Niraj Jaiswal executed a registered Deed of Power of Attorney was registered on 22/04/2013 on the office of A.D.S.R. Rajarhat, West Bengal, and recorded in book no -1, CD volume No-7, pages-3180 to 3189 being Deed No-04562 for the year 2013, appointing the said Debasis Biswas.

5.1.13 **Amalgamation :** The present owners Rabindra Kumar Jaiswal & Neeraj @Niraj Jaiswal Amalgamated their respective plot of land into a single plot of land in total measuring 6(Six) cottah 8(Eight)Chittack more or less, morefully described in the First Schedule hereunder written, by executing a Deed of Amalgamation.

5.1.14 **Sanction of Plan:** With the intention developing and commercially the Said Property by constructing Building Complex thereon and selling spaces therein (units) the developer/owner sanctioned a Building Plan from the Jangra Hatiyara 2 no gram Panchayet vide building Plan No 19/NZP dated 22/01/2015 , which includes all sanctioned /permissible modifications made thereto ,if any from time to time.

6 **Construction of Building Complex namely 'ECOZONE':** On the basis of aforementioned sanctioned building plan, the S.D Developer constructed a multi storied building complex namely 'ECOZONE' on the said Amalgamated plot of land morefully described in their First Schedule hereunder written.

6.1 **Built Up Area: Here** Built Up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common Partition wall between two units and cent percent area covered by the individual wall for the said unit.

6.2 **Covered Area:** Here covered area means total Buildup area for any unit plus proportionate share of stairs, lobby and lift areas, and other common c and facilities.

6.3 **Super Built Up Area:** Here Super Built Up area means the total covered area plus proportionate share of service area.

6.4 **Application and Allotment:** The Vendor has applied to S.D Developer for transfer of the SAID FLAT & COVERED GARAGE described in the Second Schedule hereunder written from Developers Allocation, and the Developer has allotted the same to the Vendor

6.5 **Deed of transfer of record :** Pursuant to the aforesaid application made by the Vendor and the allotment made by the S.D Developer, a deed of transfer executed on 23.04.2016 by Subrata Mondal, vendor herein the said one independent residential flat being Flat "B" in the 3rd floor ,, measuring 1116 Squire Feet be the same a little more or less of Super Build Area and also one Covered Four Wheeler Parking at ground floor, measuring 110'sq ft super built up area , lying and situated in the building complex namely "ECOZONE" at Jatragachi, District- North 24 Parganas, morefully described in the second schedule hereunder ,situated on the land morefully described in the First schedule hereunder written (SAID PROPERTY) registered in the office of A.D.S.R Rajarhat, North 24 parganas

recorded in Book no I, CD Volume No 8, Pages from 600 to 628, being no 04727 for the year 2014.

7 **Conditions Precedent**

- 7.1 **Acceptance of Conditions Precedent:** The Parties have accepted and agreed that the following are and shall be the Conditions Precedent to this Deed of Conveyance
- 7.1.1 **Financial and other Capacity of Purchaser :** The undertaking of the Purchaser to the Vendor that the Purchaser have the financial and other resources to meet and comply with all financial and other obligations under this Deed of Conveyance punctually.
- 7.1.2 **Satisfaction of the Purchaser:** The undertaking of the Purchaser to the Vendor that the Purchaser is acquainted with, fully aware of and is thoroughly satisfied about the title of the Vendor, the plans, all the background papers the right of the Purchaser to enter into this Deed of Conveyance and the extent of the rights being granted in favor of the Purchaser, and shall not raise any objection with regard thereto.
- 7.1.3 **Measurement:** As regards super built up area of the said property, the parties confirm e certificate accepts and assures each other that the certificate of Architect and/or Architects as may be appointed by the Vendor from time to time shall be final and binding upon the parties. At the time of delivery the Purchaser may appoint their own Architect for verifying the measurement . The net price (defined in Clause 9.1 below) shall increase or Decrease on the basis of the final measurement.
- 7.1.4 **Rights Confined to 'Said Property' And Appurtenances :** The undertaking of the Purchaser to the Vendor that the right , title and interest of the Purchaser is confined only to the Said Property and Appurtenances and the Developer is entitled to deal with and dispose of all other portions of the Said Property and the said building complex to third parties at the sole discretion of the Developer which the Purchaser under no circumstance ,shall be entitled to raise any objection.
- 7.1.5 **Covenants:** The mutual Agreement for Sale and acceptance by and between the parties that (1) the covenants of the Purchaser (Purchaser Covenant) and the of the Purchaser (Purchaser covenants) as mentioned below shall perpetually run with the land , (2) the Purchaser Covenant and the (collectively covenants) shall bind him/her /them successors-in-title or interest and (3) this Deed of Conveyance is based on the undertaking that the Transferee Covenants and the Vendor covenants shall be strictly performed by the Purchaser and Vendor respectively
- 7.1.5 **Common Portions Subject to Change:** This Agreement for Sale and acceptance by and between the parties that although the in the portion is described in the third schedule below, the said description is only indicative and is not intended to bind the the Purchaser in any manner. The developer shall in the absolute discretion of the developer be entitled to modify ,improve or otherwise improvise upon the Common portions and the Purchaser shall not have any claim ,financial or otherwise against the Developer for such change.

8 Net Price, Payment and Extras

9.1 Net Price: The total consideration for sale of SAID FLAT & Covered Garage is Rs 30,00,000/- (Thirty Lakh only) which the parties confirm and accept. The net price has been fixed by mutual consent and hence it shall not be covered to question by either party provided however the Net Price shall vary proportionately and does not include the extras mentioned in it.

9.2.3 Wholly: wholly, cost expenses, deposit and charges, towards:

- (a) **Legal fees, Stamp Duty, and Registration Cost:** Fee of Legal Advisor who have drawn this Deed of Conveyance and shall exclusively draw all the further documents including Agreement for Sale. The fees shall be paid to the Purchaser who shall do all accounting with the Legal adviser, Stamp Duty, Registration fees and miscellaneous charges for this Agreement for Sale and further documents shall be borne by the Purchaser. Primarily the Transferees will pay Rs 3500 /- only for Drafting of Deed of transfer for sale and initial paper as Legal charge at the time of signing this Deed of Transfer.
- (b) **Personal Meter :** The Transferees will bring Personal Electric Meter in the Said Property at their own cost and expense and the Developer will assist and sign all the relevant papers for obtaining the personal meter in the said flat
- (c) **Completion Certificate :** The S.D Developer will bear charge for obtaining Completion Certificate of the building charged by the concerned Jangra Hatiyara 2 No gram Panchayat, and a copy of the same will be supplied to the Transferees and then the developer will receive the same from the concerned authority.

10 Construction, Completion, of Sale and Facility Manager:

- 10.1 Construction by Developer:** The developer shall construct complete and finish the Said Flat & Covered Garage and Appurtenance in accordance with the plans or as may be recommended by Architect or such other Architects as may be appointed by the Developer from time to time as per specification mentioned in the Fourth Schedule below. The decision of the Architect of the Developer, regarding quality and workmanship shall be final and binding on the Parties.
- 10.2 Transferee's consent and acceptance of variations etc :** The Purchaser hereby consent to the variations modifications or alterations as may be recommended by the Architect and hereby further agrees not to raise any objection to the Developer and/or the Architect making such variations, modifications or alterations.
- 10.3 No Hindrance:** The Purchaser shall not do any act deed or thing, whereby the construction of the Said Flat & Covered Garage and Appurtenances and /or the Said Building Complex is in any way hindered and impended.

- 10.4 Basic Duty of Transferees:** The Purchaser shall make all payments and perform all obligations as stipulated in this Agreement for Sale. The Purchaser shall not in any way commit breach of the terms and conditions herein contained.
- 10.5 Completion Time :** Construction ,finishing and making Registration of Agreement for Sale the Said Flat & Open Garage habitable within 30 months from the date of signing this present Deed of Conveyance (Completion Date)
- 9.6 Possession of Said Property:** Upon Said property, finishing and making the Said Property habitable , useable ,the Vendor shall hand over possession of the same to the Purchaser with regard to possession, it is clarified as follows :
- 9.6.1 All Payments Before Possession:** Before the delivery of possession , of the Said Flat the Purchaser shall pay to the Vendor all amounts due and payable towards the Net Price and any sum payable towards Extras.
- 9.6.2 Possession Notice and Date of Possession:** The Said Flat & Covered garage is ready (in this regard the decision of architect shall be final and binding), the Vendor and Developer shall handover the possession on Purchaser (possession notice)and within 15 days from the date of the Possession Notice the Purchaser shall take over the physical possession of the Said Flat & Covered Garage(Date of Possession)after fulfilling all obligation under this Deed of Conveyance including payment of all accounts due to the Vendor under the Deed of Conveyance.
- 9.6.3 Meaning of Completion:** It shall not be obligatory for the Developer to complete the Common Portions in all respects before giving the possession Notice to the Purchaser and the said flat & Covered Garage shall be deemed to have been completed in all regards if the same is made fit for habitation (1) in bare condition and (2)as per the Specification , the decision of the Architect in this regard being final and binding)
- 9.6.4 Complete Satisfaction on Possession:** On the date of possession, the Purchaser shall be deemed to be completely satisfied with all aspects of the Said Flat & Covered Garage and Appurtenance, including the measurement of the Said Flat & Covered Garage, with regards to which Purchaser shall, accepts the measurement of the Architect as final and binding.
- 9. 6.5 Commencement of Outgoing:** From the Date of possession or after 15 days of Possession Notice ,all outgoings in respect of the Said Flat & Covered Garage shall become payable by the Purchaser.
- 9.7 Vendors's Obligations:** Subject to stipulate in this Deed of Conveyance, the Vendors hereby agrees.
- 9.7.1 Construction of the Said Flat & Covered Garage:** To Construct, finish and make the Said Flat & Covered Garage and transfer the same to the Purchaser.
- 9.7.2 Construction According to Specification:** To construct, finish and make the Said Flat & Covered Garage in accordance with the Plans and Specifications, reasonable variations expected.

9.7.3 Arrangement for Utilities for Construction Work: To Make own arrangement for water and electricity required for construction.

9.8 Completion of Sale : The sale of the Said flat & Covered Garage and Appurtenances shall be completed by execution this registered deed of conveyance in favors of the Purchaser provided the Purchaser tenders all amounts required for the same as mentioned hereinabove.

9.9 Facility Manager: The Purchaser shall pay Rs 1/- per sq.ft. primarily as maintainence Charges To the Developer's appointed Facility Manager ,from the date of Possession of the flats received by Flat owners upto the common Expences/Maintainence Charges as above ,(3)the Purchaser shall be bound to pay the common expences /maintainences charges to the Facility Manager, (4)the facility Manager will not be require to render any accounts to the purchaser and it shall be deemed that the Facility manager is rendering specific services to the Purchser for commertial considerations and (5) the ownership of the Common Portions (subject to the terms of this Deed of Conveyance)shall vest in all the co-owners of the Said Building Complex , represented by the Association and the Facility Manager shall merely be the service provider for rendition of specified service with regard to the Common Portions and (6)the Facility Manager may be replaced by the Ad-hoc committee of the Association of Flat Owners nominated by the Developer at the time of handing over complete project (Building).The first one year 's maintainence will be payable by the Purchaser to the developer directly as aforesaid.

10 Purchaser's Covenant & Vendor's Covenants:

10.1 Transferee's Covenant: The Purchaser covenants with the Vendor and admits and accepts that

10.1.1 Purchaser Aware of and Satisfied With Said Building Complex and Construction : The Purchaser upon satisfaction with complete knowledge of the Common Portions, Specification and all other ancillary matters ,is entering into this Deed of Conveyance.

The Purchaser have examined and is acquainted with the Said Building Complex to the extent already constructed and to be further constructed and has agreed that the Purchaser shall neither have nor shall claim any right over any Portion of the Said building complex and the Said Property save and except the Said Flat & Covered Garage and Appurtenances.

10.1.2 Purchaser to Mutate and Pay Rates & taxes and Common Expenses/Maintenance Charges: The Purchaser shall (1)pay the Common Expenses /Maintenance charges and Rates & Taxes (proportionately) for the Said building complex and wholly for the Said Flat & Covered Garage and Appurtenances . from the date of possession and until the Said Flat & Covered Garage and Appurtenances is separately mutated, and assessed in favour of the Purchaser)on the basis of the bills to be raised by the Facility Manager, such bills being conclusive proof of the liability of the Purchasers in thereof and (2)have mutation completed at the earliest .The Purchaser furthest admits and accepts that (1)the Purchaser shall not claim any deduction or abatement in the bills of

Facility manager and (2) the Common Expenses Maintenance Charges shall be subject to variation from time to time, at the sole discretion of the Facility Manager and (3) Units remaining unsold shall not be liable for payment of Common Expenses / Maintenance charges until such time such units are sold and transferred.

10.1.3 No obstructions by the Purchaser to further Construction : The Developer is entitled to construct further floors on and above the top roof of the Said Building Complex and/or to make other constructions elsewhere in the Said Property along with fixation of hoarding, banners, dish antennas in the part of the ultimate roof of the building by the Developer, and the Purchaser shall not obstruct or object to the same. The Purchaser also admits and accepts that the Developer and/or employees and/or agents and/or contractor of the Developer shall be entitled to use and utilize the Common Portion for movement of building materials and for other purpose and the Purchaser shall not raise any objection in any manner whatsoever with regard thereto.

10.1.4 Variable Nature of land Share in Common Portions: (1) The Purchaser fully Comprehends and accepts that the land share and the share in Common Portions in a notional proportion that the Said Flat & Covered Garage bear to to the currently proposed area of the Said Building Complex (2) The Purchaser fully Comprehends and accepts that if the area of the Said Building Complex is increased/recompleted by the Developer or if the Developer integrates/adds (Notionally or actually) adjacent lands and preemiums to the Said Property and the Said Building Complex (which the developer shall have full right to do and which right is hereby unconditionally accepted by the Purchaser) then the Land Share and the Share in Common Portions shall vary accordingly and proportionately (3) The Purchaser shall not question any variation (including diminution) of the land share in Common Portions as decided by the Developer. The Purchaser shall not demand any refund of the Net Price Paid by the Purchaser on ground of or by reason of any variation the land share and the share in the common portion and (5) The Purchaser fully Comprehends and accepts that the land share and the share in the common portion is not divisible and partible. The Purchaser shall accept (without demur) the proportionate with regards of various matters as be determined at the absolute discretion of the Developer.

10.1.5 Cost of Formation of Association: The Purchaser shall share the actual cost of formation of Association proportionately.

10.1.6 Obligations of the Transferees: On and from the date of possession the Purchaser shall

- (a) **Co-operate in Management and Maintenance:** Co-operate in Management and Maintenance of the Said Building Complex and the Said Property by the Facility Manager
- (b) **Observing Rules:** Observe the rules framed from time to time by the Facility manager/Association for the beneficial common enjoyment of the Said building Complex and the Said property
- (c) **Paying Electrical Charges:** Pay for Electricity or any other utilities consumed in or relating to the Said Flat & Covered Garage and Appurtenances and the Common Portions

- (d) **Meter and Caballing:** Be liable to drw the electric lines/wires from the meter installation area to the Said Flat & Covered Garage only through the Duct and pipes provided therefore , ensuring that no inconvenience is caused to the Vendor or to the other Purchaser. The main Electric meter shall be installed only at the common meter space in the Said Building Complex .The Purchaser shall similarly use the Ducts and the pipes provided for tv broadband ,data cables and telephone cables and shall under no circumstance be entitled to sting wires and cables through any other part or portion of then Said building complex and/or the Said Property.
- (e) **Residential Use:** Use the Said Flat for residential purpose only under no circumstance shall the Purchaser use or allow to be used the Said flat & covered Garage for commercial industrial or other non residential purposes. The Purchaser shall also not use the Said Flat and Garage as religious establishment, guest house, serviced apartment, mess, chummery ,hotel, restaurant, nursing home, club ,school or other public gathering place.
- (f) **No Alteration :** Not after modify or in any manner change the (1)elevation and exterior color scheme of the Said building complex and (s)design and /or the color scheme of the windows, grills and the main door of the Said Flat without the permission in writing of the Vendor . In the event the Purchaser shall compensate the Developer as estimated by the Developer.
- (g) **No Structural Alteration :** Not after ,modify or in any manner change the structure or any civil construction in the Said Flat & Covered Garage and Appurtenances or the Common Portions or the Said building complex.
- (h) **No Sub Division :** Not sub-divide the Said Flat & Covered Garage and Appurtenances and the Common Portions , under any circumstances.
- (i) **No Changing Name:** Not change /alter/modify the names of the Said building complex from those mentioned in this Deed of Conveyance.
- (j) **No Nuisance and Disturbance:** Not use the Said Flat & Covered Garage or permit the same to be used in such manner or commit any act, which may in any manner cause nuisance or annoyance, to other occupants of the Said building complex and/or the neighboring properties and not make or permit to be made any disturbance or do or permit anything to be done that will interfere with the rights comforts or convenience of other occupants
- (k) **No Storage:** No or Cause to be stored and not place or cause to be placed any goods ,articles or things in the Common Portions.
- (l) **No Obstruction to Developer/Association:** Not obstruct the Developer/Association (upon formation)in their acts relating to the Common Portions and not obstruct the Developer in constructing on the top roof of the Said building complex and selling and granting rights to any person or any part of the Said building complex (expecting the Said Flat & Covered Garage and Appurtenances)Provided that it will not become impossible to stay in the flats /floor below the roof top.

- (m) **No Obstruction of Common Portions:** No obstruct pathways and passages or use the same for any purpose other than for ingress to and egress from the Said Flat & Covered Garage.
- (n) **No Violating Rules:** Not violate any of the rules and /or regulations laid down by the Facility manager/Association for the use of the Common Portions.
- (o) **No Throwing Refuse:** Not throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Portions save at the places indicated thereof.
- (p) **No Injurious Activities:** Not carry on or cause to be carried on any obnoxious or injurious activity in or through the Said Flat & Covered Garage, or the Common Portions.
- (q) **No Storing Hazardous articles:** Not keep or store any offensive, Combustible, obnoxious, hazardous or dangerous articles in the Said Flat & Covered Garage.
- (r) **No Signboard:** Not put up or affix any signboard, name plate or other things or other similar articles in the Common Portions or outside walls of the Said Flat & Covered Garage /Said building complex save at the place or places provided there for provided that this shall not prevent the Purchaser from displaying a standardized name plate outside the main door of the Said Flat & Covered Garage.
- (s) **No Drawing Wire/Cable:** Not affix or draw any wire ,cable or pipe from to or through any Common Portions or outside walls of the Said building complex save in the manner indicated by the Facility Manager/Association
- (t) **No Floor Damage:** Not keep any heavy articles or things, which are likely to damage the floors or operate any machine save usual home appliances.
- (u) **No Installing Generator:** Not install or keep or run any generator in the Said Flat & Covered Garage.
- (v) **No Use of Machinery:** Not install or operate any machinery or equipment except household appliances.

10.1.7 Roof Rights: A demarcated portion of the top roof of the Said building complex shall remain common to all residents of the Said building complex (Common Roof) and all common installations such as water tank and lift machine room shall be situated in the common roof and the balance of the top roof of the said building complex shall belong to the Developer with right of exclusive transfer and the Purchaser specifically agrees not to do any act, which prevents or hinders such transfer. Notwithstanding the demarcation of the top roof of the Said building complex as aforesaid , the Developer shall always have the right of further construction on the entirety of the top roof (by taking permission from the concerned authorities) and the Purchaser specifically agrees not to do any act which prevents or hinders such construction. After such construction, the roof above such construction shall again have a Common Roof for Common use of all residents of the Said building complex.

10.1.8 No Right in other Areas: The Purchaser shall not any right in the other portions of the Said property and the Purchaser shall not raise any dispute or make any claim with regard to the Developer either constructing or not constructing on the Said other portions

10.2 Vendor Covenants: The Vendor covenant with the Purchaser and admits and accepts that:

10.2.1 Completion of transfer: Subject to the Purchaser performing the terms and conditions of this Deed of Conveyance, the transfer of the Said Flat & Covered Garage and appurtenance shall be completed by the Developer by executing conveyance in favor of the Transferees.

10.2.2 No Creation of encumbrance: The Vendor shall not create any charge ,mortgage, lien and/or shall not sell transfer ,convey and/or enter into any Deed of Conveyance with any person other then the Purchaser in respect of the Said Flat & Covered Garage and appurtenance , subject to the Purchaser fulfilling all terms ,conditions and obligations of this Agreement for Sale.

10.2.3 Documentation for Loan : The Vendor shall provide to the Purchaser all available documents for the Purchaser availing loan from Banks Financial Institutions to finance the Purchase of the Said Flat & Covered Garage and appurtenances.

11 Termination and its Effect:

11.1 Not Applicable for this in the case of share transfer.

12 Taxes

12.1 Obligation Regarding Taxes : In the event of the Vendor being made liable for payment of any tax (excepting Income Tax)duty , levy or any other liability under any statute or law for the time in force or enforced in future or If the Vendor is advised by its consultant that the Vendor is liable or shall be made liable for payment of any such tax ,duty ,levy or other liability on account of the Vendor having agreed to perform the obligations under this Deed of transfer or having entered into this Deed of Conveyance ,then and in that event the Purchaser shall be liable to pay all such tax, duty, levy, or other liability and hereby agrees to indemnify , and keep the Vendor indemnified against all actions ,suits , proceeding ,costs , charges and expenses in respect thereof .The taxes ,duties, levies or other liabilities so imposed or estimated by the Vendor's consultant shall be paid by the Purchaser at or before the Date of Possession.

13 Defects

13.1 Decision of Architect Final: If any work in the Said Flat & Covered Garage and Appurtenance is claimed to be defective by the Transferees, the matter shall be referred to the Architect and the decision of the Architect shall be final and binding on the Parties, If directed by the Architect, the Vendor shall at own costs remove the defects. This will however not entitled the Purchaser to refuse to take possession of the Said Flat & Covered Garage.

14 Association and Rules

- 14.1 **Transfer of Deposits:** The maintenance deposit mentioned in this Deed of Conveyance is to be paid by the Purchaser to the Vendor and shall be held by the Vendor free of interest and shall be transferred (if not adjusted against any arrears of payments) to the Association.
- 14.2 **Rules of Use:** The Said Flat & Covered Garage Appurtenance shall be held by the Purchaser subject to such rules and regulations as may be made applicable by the Association from time to time.
- 14.3 **Covenants Regarding Use:** The Purchaser agrees that the Purchaser shall use the Said Flat & Covered Garage and Appurtenances subject to the following restrictions.
- 14.3.1 **No Misuse of Water:** The Purchaser shall not misuse or permit to be misused the water supply to the Said Flat & Covered Garage.
- 14.3.2 **Damages to Common Portions:** All damages to the Common Portions caused by the Purchaser and/or family members, invitees or servants of the Purchaser shall be compensated for by the Purchaser.
- 14.3.3 **No Unlawful Act:** The Purchaser shall not do any unlawful act and shall abide by all bye-law and/or rules and regulations, which may be framed by the Facility Manager or the Association.
- 14.3.4 **Notification Regarding Letting:** If the Purchaser let out or sells the Said Flat & Covered Garage and Appurtenances or portion thereof the Purchaser shall immediately notify the Facility Manager/Association of the tenant's /transferee's address and Telephone number and the identity.
15. **Force Majeure:**
- 15.1 **Circumstances of Force Majeure:** The Vendor not be held responsible for any consequences or liabilities under this Deed of Conveyance, if the Vendor is prevented in performing the obligation by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of Nature (3) act of War (4) fire (5) insurrection, (6) terrorist action (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments etc and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively Circumstances of Force Majeure)
16. **Miscellaneous**
- 16.1 **Indian Law:** This Deed of Conveyance shall be subject to Indian Law.
- 16.2 **One Transaction:** This Deed of Conveyance relates to the transaction recorded and contemplated herein and no other Transaction.
- 16.3 **Confidentiality and Non-disclosure:** The Parties shall keep confidential all non-public information and documents concerning the transaction herein, unless

compelled to disclose such information /documents by judicial or administrative process

- 16.4 **No Claim of Un-Enforceability:** This Deed of Conveyance is executed by the Parties under legal advice, out of free will and without any duress or coercion. Hence none of the Parties shall have the right to claim un-enforceability of this Deed of transfer.

17 Notice

- 17.1 **Mode of Service :** Notice under this Deed of Conveyance shall be served by e-mail or messenger or registered post /speed post with acknowledgement due at the above mentioned addresses of the Parties ,unless the address is changed.

18 Alternative Dispute Resolution:

- 18.1 **Disputes:** Disputes or differences in relation to or arising out of or touching this Deed of Conveyance or the validity , interpretation , construction , performance ,breach or enforceability of this Agreement for Sale (collectively disputes)shall be referred to the Arbitral Tribunal described in clause 18.1.1 below and finally resolved by arbitration under the Arbitration and Conciliation Act 1996 with modifications made from time to time .In this regard ,the Parties irrevocably agrees that.

- 18.1.1 **Constitution of Arbitral Tribunal:** The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate to be nominated by the Vendor.

- 18.1.2 **Place:** The place of arbitration shall be Kolkata only

- 18.1.3 **Binding Effect :** The Arbitral Tribunal shall have summary powers and be entitled to give interim awards /directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law .The interim/final award of the Arbitral Tribunal shall be binding on the parties.

19 Jurisdiction

- 19.1 **District Court:** In connection with the aforesaid arbitration proceeding , only the District Judge ,North 24-parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Amalgamated Plot of Land)

ALL THAT piece and parcel of amalgamated plot of land measuring 6 (Six) Cottah 8 (Eight) chittack be the same a little more or less, comprised in C.S. Dag No 271/490. R.S./L.R. Dag No 289, under C.S. Khatiyon No 17, R.S. Khatiyon No 552, L.R. Khatiyon Nos 1353 & 1423 lying and situated at Mouja- Jatrachhi, J.L. No-24, Re.Sa. No-195, Touzi No 174/179, P.S. Rajarhat at present Newtown, A.D.S.R.O. Formerly Bidhannagar, Salt Lake City at present A.D.S.R.O. Rajarhat, Newtown, within the local limit of Jangra Hatiyara 2 no gram Panchayet, in the District- North 24 Parganas, West Bengal butted and bounded as follows:-

ON THE NORTH	:	6 ft wide common passage
ON THE SOUTH	:	12 ft wide P.W.D Road
ON THE EAST	:	Dag No 291
ON THE WEST	:	6 ft wide common passage

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of flat & Covered Garage)

ALL THAT piece and parcel of one independent residential flat being Flat No "B" on the 3RD floor, measuring 1116 Square Feet be the same a little more or less of Super Built Up area consisting Three Bed Rooms, One Drawing-cum-Dinning, One Kitchen, Two toilets & one balcony & also one four wheeler covered Garage 120 Sq ft at ground floor, lying and situated in the said building complex namely 'ECOZONE' at Mouza- Jatrachhi, in the district of North 24 Parganas, constructed upon the land described in the First Schedule hereinabove including proportionate share of undivided impartible land of First Schedule property including the rights of the use of common area in the building complex and the land as shown in the map or plan kept with the Developer including 20% service area

Part II

(Description of share of Land)

ALL THAT piece and parcel of proportionate impartible share of land morefully and specifically described in the First Schedule hereinbefore.

Part -III

(Description of share of common areas & common amenities)

ALL THAT piece and parcel of proportionate impartible share of common areas & common amenities morefully and specifically described in the Third Schedule hereinafter.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Portions)

Building Level:

Liability on all floors and Staircase of the Said Building

Lift Machine Room and lift well of the Said Building

Water reservoirs/tanks of the Said Building

Water Supply , pipeline in the Said Building (save those inside any Unit)

Drainage and sewage pipeline in the Said Building (save those inside any

Unit)

Wiring, fittings and accessories for lighting of lobbies, staircase and other common

Portions of the Said Building

Space for Electricity meters

Ultimate roof of the Building

Complex Level

Water supply arrangement

Water pump/s and motor/s

Central drainage and sewage pipeline and connection with Municipality, if available

Wiring, fittings and accessories for lighting of common portions of the Said Complex

Installation for receiving and distributing electricity from supply agency

Boundary walls and main gates of the Said Complex .Internal Roads and walkways within the Said complex

Generator backup

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications)

- 1 **STRUCTURE** : Building designed with R C C Frame structure which rest on individual column , design approved by the competent authority
 - 2 **EXTERNAL WALL**: 8" thick brick wall and plastered with cement mortar
 - 3 **INTERNAL WALL**: 5'3" thick brick wall and plastered with cement mortar
 - 4 **FLOORING**: Flooring is of Flat will be of vitrified tiles ,Flooring of the Garage is cement.
 - 5 **BATHROOM** :Bath room fitted upto 5'-6" height with glazed tiles of slandered brand
 - 6 **KITCHEN**: Cooking platform and sink will be of Black Stone 2'-6" height standard, tiles above the platform to protect the oil spot.
 - 7 **TOILET**: Toilet of Indian type pan/European type commode with standard P V C Cistern, all fittings are in standard type .One wash hand basin is in dinning Space.
 - 8 **DOORS**: Sal Wood Frame Main Door & Other door palla of the flat of flash door .Hedge bolt on main entrance door ,anodized aluminum tower bolt in main door (Inside)
 - 9 **WINDOWS**: Aluminum sliding window
 - 10 **WATER SUPPLY**: Water supply round the clock
 - 11 **PLUMBING**: Toilet concealed wiring with PVC Pipe with two bibcock, one shower in toilet ,all fittings are standard quality.
 - 12 **VERANDAH**: Verandah grill will provide up to 2'-6"height from 1'-0"top of floor
 - 13 **LIFT**: Four persons capacity lift will be provided
- ELECTRICAL WORKS:**
- 1 Full concealed wiring with copper conduit
 - 2 In Bed Room: two light points ,only one 5 amp plug , one fan point
 - 3 Living /Dinning Room : two light points ,two fan points, one 5amp plug ,one 15 amp plug (as per required area)
 - 4 Kitchen: One light point, one exhaust fan point and one 15 amp plug point.

- 5 Toilet : One light point ,one 15 amp plug point ,one exhaust fan point
- 6 Varandah: One light point
- 7 One light point at main entrance
- 8 Calling bell: One calling bell point at the main entrance

PAINTING:

- a) Inside wall of the flat will be finished with plaster of paris and external wall with Super snowcem or equivalent
- b) All doors and Windows frame painted with two coats white primer.

EXTRA WORK: Any work other then specified above would be regarded as extra work for which separate payment is required to be made by the Purchaser

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses/Maintenance Charges)

- 1 **Common Utilities:** All charges and deposits for supply ,operation and maintenance of common utilities.
- 2 **Electricity:** All charges for the electricity consumed for the operation of the common machinery and equipment of the said building complex
- 3 **Fire Fighting:** Cost of operating and maintaining the fire fighting equipments and personnel, if any
- 4 **Association:** Establishment and all other capital and operational expenses of the Association
- 5 **Litigation:** All Litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- 6 **Maintenance:** All costs for maintaining ,operating, replacing, repairing, white washing , painting, decorating ,re-decorating ,re-building , re-constructing ,lighting and renovating the common portions [including the exterior or interior (but not inside a ny unit)walls of the said building complex]
- 7 **Operational :** All expenses ,for running and operating machinery , equipments and installations comprised in the common portions including their license fees ,taxes and other levels (if any) and expenses ancillary or incidental thereto and the lights of the common portions.

- 8 **Rates and Taxes:** Municipal Tax surcharge Water tax and other levies in respect of the said building complex save those separately assessed on the buyer.
- 9 **Staff:** The salaries of and all other expenses on the staff to be employed for the common purpose, viz manager, caretaker, clerk ,security personnel ,liftmen, sweepers ,plumbers ,electricians etc including their perquisites, bonus and other other emoluments and benefits.

IN WITNESS WHEREOF The parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence of

Selva Jambal

Signature of the Vendor

1 Subhojit Mahabo
Lakshmi, Kol-136

Tapani Biswas

Signature of the Purchaser

2 Desai M. N. M.
Wm - Bagatara P.S -
Rajarat
Cal-135

Drafted by

Sibashis Banerjee
F/1765/1789 of 2009
(Advocate)

High Court Calcutta.

MEMO OF CONSIDERATION

RECEIVED on or before executing Deed of Conveyance **Rs. 30,00,000/- (Rupees Thirty Lakh)** as of the total consideration of the said Apartments morefully mentioned in the Second Schedule herein above written , from the above named purchasers.

Date	Bank & Branch	DD/Cheque no	Amount
25/08/2016		Cash	1,00,000/-
12/09/2017	IDBI (Demand Draft)	002136	11,00,000/-
14/09/2017	IDBI (Demand Draft)	002140	18,00,000/-
		Total	30,00,000/-

((Rupees Rupees Thirty Lakh only))

Subhojit Mahato
Vendor

WITNESSES

1 Subhojit Mahato

2 Debini Mahato

0531012012

भारत सरकार

GOVERNMENT OF INDIA

शुभजित महतो
Shubhajit Mahato
जन्म तिथि/DOB: 25/10/1987
पुरुष/ MALE



2628 9261 9229

आधार - आधार प्रमाण मानव अधिकार

Shubhajit Mahato



आधार

Address :

RAJARHAT GOPALPUR, LALKUTHI PURBAYAN,
Rajarhat, North 24 Parganas, West Bengal -
700136

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

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

19-201718-007873798-1

BRN Date: 15/09/2017 16:52:36

BRN : IK00HNSXG7

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 15/09/2017 16:53:44

DEPOSITOR'S DETAILS

Id No. : 15230001300306/4/2017
[Query No./Query Year]

ame : TAPASI BISWAS
ontact No. :
-mail :
ddress :
pplicant Name : BAJETARAF SIKHARPUR KOL700135
Office Name : Mr Sibashis Banerjee
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001300306/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	275680
2	15230001300306/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	45974
Total				321654

In Words : Rupees Three Lakh Twenty One Thousand Six Hundred Fifty Four only

Major Information of the Deed

Major Information of the Deed			
Deed No :	I-1523-09512/2017	Date of Registration	20/09/2017
Query No / Year	1523-0001300306/2017	Office where deed is registered	
Query Date	13/09/2017 2:28:06 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sibashis Banerjee 68F South Sinthee Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL. PIN - 700030, Mobile No. : 8335880335, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 45,96,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,75,780/- (Article:23)	Rs. 45,974/- (Article:A(1), E)		
Remarks			

Apartment Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, Pin Code : 700161

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	LR - 289, 289	LR - 1353, 1423	Super Built-up Area: 1116	29,00,000/-	42,40,800/-	Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. , Other Amenities: Lift Facility Status of Completion : Under construction, New Flat ,
A2	LR - 289, 289	LR - 1353, 1423	Area of Covered Garage: 120	1,00,000/-	3,55,200/-	Gr. Floor, Apartment Type: Covered Garage Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. , Other Amenities: Lift Facility Status of Completion : Under construction, New Flat ,

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Subrata Mondal Son of Mr Ashok Kumar Mondal Jatragachi Rajarhat, P.O:- Ghuni, P.S:- New Town, Rajarhat-gopalpore, District:- North 24-Parganas, West Bengal, India, PIN - 700161 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMDPM2368J, Status : Individual, Executed by: Self, Date of Execution: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 , Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 , Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Tapasi Biswas (Presentant) Wife of Mr Debasis Biswas Bajetara Rajarhat, P.O:- Sikharpur, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKEPB8585F, Status :Individual, Executed by: Self, Date of Execution: 15/09/2017 , Admitted by: Self, Date of Admission: 15/09/2017 ,Place : Pvt. Residence

Identifier Details :

Name & address
Mr Subhojit Mahato Son of Late Shyam Sundarq Mahato Lalkuthi Purbayan, P.O:- R Gopalpur, P.S:- Airport, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700130, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Subrata Mondal, Mrs Tapasi Biswas

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Mondal	Mrs Tapasi Biswas-1116.000000 Sq Ft

Transfer of property for A2

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Mondal	Mrs Tapasi Biswas-120.000000 Sq Ft

Endorsement For Deed Number : I - 152309512 / 2017

On 13-09-2017

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 45,96,000/-


Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

15-09-2017

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

presented for registration at 18:00 hrs on 15-09-2017, at the Private residence by Mrs Tapasi Biswas ,Claimant.

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

Execution is admitted on 15/09/2017 by 1. Mr Subrata Mondal, Son of Mr Ashok Kumar Mondal, Jatragachi Rajarhat, P.O: Ghuni, Thana: New Town, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by Profession Business, 2. Mrs Tapasi Biswas, Wife of Mr Debasis Biswas, Bajetara Rajarhat, P.O: Sikharpur, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Indetified by Mr Subhojit Mahato, , Son of Late Shyam Sundarq Mahato, Lalkuthi Purbayan, P.O: R Gopaipur, Thana Airport, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by profession Service

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 18-09-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,974/- (A(1) = Rs 45,960/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 45,974/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2017 4:53PM with Govt. Ref. No: 192017180078737981 on 15-09-2017, Amount Rs: 45,974/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HNSXG7 on 15-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,75,780/- and Stamp Duty paid by by online = Rs 2,75,680/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2017 4:53PM with Govt. Ref. No: 192017180078737981 on 15-09-2017, Amount Rs: 2,75,680/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK00HNSXG7 on 15-09-2017, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 20-09-2017

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 : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,75,780/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7415, Amount: Rs.100/-, Date of Purchase: 27/07/2017, Vendor name: S Bose

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 281948 to 281979
being No 152309512 for the year 2017.



[Handwritten signature]

Digitally signed by DEBASISH DHAR
Date: 2017.10.11 13:18:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11-10-2017 13:17:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)