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पश्चिम बंगाल WEST BENGAL

N 214990

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-1 Kolkata

21-1-13

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 21st day of January, Two thousand and Thirteen (2013) BETWEEN (1) FARIDA BEGUM (2) SAHIDA BEGUM both daughters of Late S. Joha (3) SK. GOLAM MOHEUDDIN (4) SK. GOLAM RAHIMUDDIN, both sons of Late S. Joha all residing at 75, Bosepukur Road, Kolkata-700 042, P.S. Kasba, South 24-Parganas,

56907

14 DEC 2012

NO. DATE

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100/P

Tarush Management (P) Ltd
23A, N.S. Road, Kol-1

M Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Identified by
Kantkar Pradeep Bhanu
Adv. etc.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JAN 2013

hereinafter called the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their heirs, executors, administrators, and legal representatives) of the **ONE PART AND TARUSHI MANAGEMENT PRIVATE LIMITED**, a Company within the meaning of the Companies Act, 1956, having its registered office at 23A, N.S. Road, 2nd Floor, Room No. 12A, Kolkata-700 001, represented by one of its Director **MR. MAHENDRA A GARWAL** hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office and assigns) of the **OTHER PART**.

WHEREAS:-

1. The owners are jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring 24 Cottahs 8 Square Feet more or less comprised in R.S. Dag Nos. 1432 and 1433 of R.S. Khatian No. 789 at Mouza Kasba, J.L. No. 13, under Touzi No. 145 under Ward No. 91 of Kolkata Municipal Corporation being premises No. 75, Bosepukur Road, Kolkata-700 042 S.R.O. Sealdah P.S. Kasba, District South 24-Parganas fully described in the **FIRST SCHEDULE** written below (hereinafter

2. The owners being desirous of developing the said premises by forming /establishing a housing project by constructing multi storied building thereon for residential project through a reputed Developer and to exploit the same commercially consisting of residential flats and car parking spaces and other entertainment areas upon sanction of proper building plan by Kolkata municipal Corporation.

3. The Developer herein, one commencing to know the intention of the owners, expressed their intention to develop the said premises according to the desire of the owners and agreed to develop the same.

4. The owners have discussed with the developer regarding development and mutually agreed with each other about the terms and conditions agreed to enter into a development agreement being these presents.

5. As desired by the Developer to effectuate the development works without any obstruction and delay in completing the project approached the owner to execute and register a general power of attorney in favour of the developer and the owners have agreed to execute and register the same containing necessary powers/authorities in favour of the developer relating to the development works and dispose of the developers allocation as agreed upon between themselves

6. The owners have represented and declared before the Developer as follows:-

a) Save and except the owners no other persons have any right title interest, claim and demand of whatsoever nature over and in respect of the ownership title of the said premises.

b) There is no boundary dispute with any neighbouring owners regarding the boundary lines and possession of the said premises.

c) There is no litigation acquisition/requisition/proceeding is pending against the owners relating to the said premises.

d) The owners have not entered into any agreement or contract for any development or transfer and for which the owners have not received any money from any person.

e) The owners have not created any mortgage/charge over the said premises or any part thereof in favour of any person, bank, or any financial institution as security for any loan.

f) The owners have neither received any notice or requisition/acquisition of the said premises or any part thereof nor the said premises or any part thereof has been vested in the Government or any statutory or semi statutory authority such as

g) Save and except the tenancies the said premises is free from all mortgages charges, liens, lispens, attachments /acquisition/requisition /execution proceeding and other liabilities relating to the said premises.

7. The owners assures the developer that after execution of the development agreement, and shifting to a suitable place the vacant and peaceful possession of the said premises in which the owners are occupying to the developer to commence the development work, soil testing taking measurement and other necessary works to start development works.

8. Pursuant to such desire intention and mutated agreement, the owners have entered into this development agreement with the developer on the following terms, conditions and covenants hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. The owners hereby permit and grant exclusive right to the developer to develop the said premises described in the first schedule written hereunder by constructing a multi storied building at the said premises (hereinafter referred to as the new building) thereat in

accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the Developer and the Developer hereby accepts and agrees the same.

2. Further the developer shall have all necessary authorities of undertaking for carrying out works for and incidental to the construction and completion of the new building and providing all common utilities and facilities therein.

3. In consideration of the owners granting and/or authorizing the developer to construct, erect and built the proposed new building in the first schedule of the property at its cost.

a) Owner's allocation mentioned in the second schedule written below and deliver the same (hereinafter called the owner's allocation).

b) The remaining flats and car parking spaces to be allocated to the developer as mentioned in the Third schedule below (hereinafter called the Developer's Allocation).

Simultaneously with the execution of this agreement the developer has paid Rs.10,00,000/- as non - refundable money to the owners which the owners hereby admit and acknowledge the same as per memo of consideration written below and further on the date of possession of flat with this developer shall pay to the owners a sum of Rs.10,00,000/- (Rupees Ten lacs) only out of 14,00,000/- (Rupees Fourteen Lacs) only as part of the consideration of owners allocation for extra FAR (at developer's cost) which the owners hereby admit and acknowledge the same as per memo of consideration written below. And further the developer will pay Rs.4,00,000/- (Rupees Four Lakh) at the time of hand over possession of the owner's allocation for any extra FAR as aforesaid.

5. Simultaneously with the execution of this agreement the owners shall be deliver the possession of the said premises to the developer subject to shifting to a separate accommodation and the developer shall retain the possession of the said premises for completion of the new proposed building and transfer all the developer's allocation to its nominees.

6. After receiving possession, the developer shall negotiate with the tenants and shall arrange to shift the tenants else where and after completion of the building, the developer shall deliver space to the tenants in the new building described in the first schedule written hereunder from the developer's allocation.
7. The owners already hand over the Xerox copies of the title deeds, documents, municipal tax receipts to the developer for investigation of title and verification and for inspection of the title of the owners and the developer will complete investigation of title, necessary searching in the registration offices and other authorities.
8. Upon obtaining the sanctioned plan, the developer shall commence the construction work at its own costs and expenses and complete the proposed new building in accordance with the proposed sanctioned building plan with or without any amendment, modification, addition or alteration thereof within 24 months from the date of sanction plan subject to force majeure, legal dispute, which being beyond the control of the developer.
9. For more fully effectuating the rights and/or authorities of the developer in terms of this agreement, the owners shall within 7(Seven) days from the date of this agreement execute and register a General power of attorney in favour of the developer for the purpose

- a) construction of the proposed new building at the said premises .
- b) to apply for and obtain all necessary permission and sanction from the Kolkata Municipal Corporation and other appropriate authorities in connection with the construction of the proposed new building and also for pursuing and following up the matter with the Kolkata Municipal Corporation and other authorities in this regard.
- c) to apply for and obtain in the name of the owners all quotas and entitlement and other allocation of cement, steel, brick and other building materials including temporary and permanent connection of water, electricity, power, telephone, drainage, sewerage etc. but can not make the owners liable for any breach thereof.
- d) to commence, prosecute, enforce, defend, answer and/or oppose all legal proceedings in connection with the power and authorities for effectuating and implementing these present.
- e) for implementation of the scheme for development including the authority and power to sign execute and register all documents for transfer as may be required for allocating and handing over the developer's allocation to the developer and/or its nominees, as the case may be after hand over possession of the owner's allocation.

f) to receive all money in regard thereto and/or relating to the same under the said general power of attorney until the construction and completion of the proposed new building and the disposal/transfer of developer's allocation.

10. The Developer shall negotiate with the existing tenants to shift then elsewhere during construction till completion of the building or if required by the developer, then the developer may vacate the tenanted portion by evicting the tenants on payment of compensation by negotiating with the tenant as the case may be.

11. Before demolishing the existing building on the said premises, the developer shall arrange temporary accommodation for the owners and shall shift then to such temporary accommodation and pay rent for such accommodation till allotment and delivery of possession of the owner's allocation to the owners after completion of the proposed building.

12. Save and except the sanctioned area, if the developer will be able to construct any extra floor on the roof or any portion of the building upon prior sanction or revalidate the such floor after

construction on payment of fine or payable amount to the KMC then the developer shall be entitled to sell or transfer such portion and realize the consideration which will be received by the developer in addition to the developer allocation for which the owners shall not claim or demand any money.

13. The Developer shall at its own risks and costs, be at liberty to negotiate with the prospective buyers for the developer's allocation and enter into agreement for sale or otherwise transfer of flats and car parking spaces and other areas forming part of the developer's allocation and belonging to the developer together with the properties appurtenant thereto at or for such consideration and on such terms and conditions as the developer may deem fit and proper and realize the money which will come through sale proceeds and other amounts receivable thereof and the owners shall not raise any dispute or objection to the acts, deeds and things to be done by the developer for its benefit and interest with regard thereto and shall have no concern therewith provided the developer handover the owners allocation before transferring any portion of the developers allocation. It is clarified that all amounts receivable by the developer

under such agreements for sale or otherwise transfer of undivided share of land comprised in the premises attributable to the developers allocation as also the flats and car parking spaces and other areas forming part of the developers allocation shall be to the account of the developer exclusively and the owners shall have no claim or demand therefore. The developer will however undertake to follow ethical and sound commercial principals while discharging its functions under this agreement. The owners under no circumstances will be required to entertain any dispute /claim of any party in this regard.

14. All municipal taxes and all other rates and taxes and other dues and outgoings in respect of the said premises, if payable up to the date of handing over the possession of the said premises to the developer shall be paid and borne by the Developer and continuing till the developer delivering possession of the owner's allocation .

15. On completion the construction of the proposed new building and the owner's allocation, the developer shall at first give written notice to the owners requiring the owners to take possession of the owner's allocation and the building for all practical purposes in terms of this agreement and as well as according to the specifications and sanctioned plan thereof.

16. On receiving the notice from the developer as aforesaid the owner's shall within 15 (Fifteen) days from the date of such notice take possession of the owner's allocation and on completion of the said fifteen days, it may be deemed that the owners have taken possession of their allocation as mentioned in the second schedule hereto whether actual physical possession taken or not.
17. After handing over the possession of the owner's allocation to the owner's the developer shall not be responsible and/or liable for any defect in any item of the works and/or for any account whatsoever after 1(one) year from the date of possession.
18. All cost for sanction of the building plan as well as the cost of construction of the owner's allocation will be borne by the Developer and the owners shall have no responsibility/financial liability.
19. The developer at the time of construction of building will be at liberty to arrange water and electricity as available at the said scheme plot.
20. After taking delivery of possession of the owner's allocation the owners shall pay proportionate Municipal taxes, Govt revenues and also shall bear and pay the proportionate maintenance charges for the owner's allocation to the developer and/or the owner's allocation when it will be formed.

21. The developer shall be at liberty to place a hoarding at the said plot for public notice as to the project undertaken by the developer.

22. During the continuance of this agreement the owners shall :-

i) not cause any obstruction or impediment to the construction of development of the said premises or done or cause to be done any act which will be deemed to be obstruction to the developer's work.

ii) Assist the Developer in mutating the name of the owners or her nominee/s or the name of the transferees of the Developer's allocation.

iii) Permit the developer and its architect and/or his representatives to use the said premises for the purpose of survey, soil testing and preparation of building plan or other purposes relating to the construction of the proposed new building for which this agreement is being entered into between the owners and the developer.

iv) To allow the developer and/or its representatives to exploit the resources of the said premises and the structures in such manner at the discretion of the developer.

v) Not to let out, grant lease, mortgage, charge or otherwise encumber or part with possession of the said premises or any part thereof or do any act, deed or thing whereby the developer shall be

prevented from constructing and completing the proposed new building within stipulated period till such time this agreement remains subsisting.

23. The owner's and the developer or any person or persons claiming under them shall not cause any obstruction to the common user and enjoyment of the common portions, common spaces etc. described in Fourth schedule hereto nor will they alter or change the main structure of the building without any sanction of the Kolkata Municipal Corporation. Further both the parties agreed that after sanction of plan shall make a supplementary agreement in respect of specification of both sides allocation.

24. The Developer will construct the proposed new building in accordance with the proposed sanctioned building plan and will not make any deviation thereto, unless otherwise the same shall be necessary to be done by the developer with the approval of the Kolkata Municipal Corporation. Further both the parties agreed that after sanction of plan shall make a supplementary agreement in respect of specification of both sides allocation.

25. The developer will be at liberty to take loan from any financial institution or any bank/s to raise funds for construction of the proposed building at its own risk and peril but the owners shall have no liability for repayment of such loan and in default of repayment of the loan, the said premises will not be attached by the developer for the said financial concern.
26. the Developer will be at liberty either to construct a godown or room and use same as godown during construction period, if required.
27. If the owners desire for any extra work/quality of the materials, apart from the specification mentioned in the fifth schedule hereunder then in such case the owners shall have to pay the costs for such extra work/quality of materials to the developer.
28. For all purposes for which no provision has been made in this agreement which shall be governed under all the enactments made or to be made in this behalf and also by the general law of the land.
29. The owners shall as and when required by the developer and execute and register as vendors and/or as confirming party one or more agreement for sale and/or sale deeds for transfer of the developer's allocation together with the proportionate undivided

share in the land comprised in the said premises attributable to the developer's allocation unto and in favour of the developer and/or its nominees at the costs and expenses of the developer and/or its nominees as the case may be.

30. If the developer so desires may assign all its rights, title and interest of this agreement in entirety or in part to any of its nominee or nominees at any time during the subsistence of this agreement with the acknowledgement of the owners.

31. The owners undertakes to indemnify the developer against all claims costs, acts that may arise in any way connected with and/or arising out or for relating to this agreement for any acts, deeds or things which the owners should have done but fail to do or have done which the owners ought to have not done.

32. Similarly the developer undertakes to keep the owners indemnified against all third party's claim, action suit, costs etc., arising out of any act or omission or commission of the developer with regard to the construction of the proposed new building.

33. Any notice required to be given by one party hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party, if delivered by hand or sent by registered post with acknowledgement due to the above address of the party to whom it is addressed to such other address as may be notified in writing from time to time.

34. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike/band and/or any other act or commission and/or non availability for supply of building material which may affect the construction work being beyond the control of the developer and the parties hereto shall not be considered to be liable for any obligation if prevented by the existence of force majeure and shall be suspended from the obligation during the subsistence of the force majeure of any kind.

35. That the developer shall not delay to make and complete the construction of the said building except uncertain events.

36. In case of any dispute or difference arising by and between the parties hereto relating to the said premises and/or in any manner touching or concerning this agreement, the same shall be adjudicated by reference to the arbitration of two independent arbitrators one to

be appointed by each party, who will appoint an umpire shall be final conclusive and binding on the parties, besides the power and provision provided in the Arbitration and conciliation act, 1996 and the modification and/or enactment there under for time to time being in force, the said umpire shall also have summary powers and shall be carried to proceed summarily and by this a financial safe guard for both owners as well as developer to be adjudged by the umpire.

THE FIRST SCHEDULE ABOVE REFERRED TO

Description of entire premises.

ALL THAT piece or parcel of land measuring 24 Cottahs 8 Square Feet more or less comprised in R.S. Dag Nos. 1432 and 1433 of R.S. Khatian No. 789 at Mouza Kasba, J.L. No. 13, under Touzi No. 145 under Ward No. 91 of Kolkata Municipal Corporation being premises No. 75, Bosepukur Road, Kolkata-700 042 S.R.O. Sealdah P.S. Kasba, District South 24-Parganas, which is butted and bounded as follows:-

On the North : By 16 Feet Wide KMC Road. ✓

On the South : By 12 Feet Wide KMC Road.

On the East : By property of Debarish Das

On the West : By Premises No. 74, Bosepukur Road.

Sh. Eshwar Mohan Das

THE SECOND SCHEDULE ABOVE REFERRED TO :**(Description of the owner's Allocation)**

- i) ALL THAT one flat measuring 950 Square Feet one flat measuring 850 Square Feet and another flat measuring 900 Square Feet all situated on first floor.
- ii) ALL THAT one flat measuring 950 Square Feet and another flat measuring 850 Square Feet both situated on Second floor and.
- iii) ALL THAT one flat measuring 950 Square Feet and another flat measuring 850 Square Feet all situated on third floor.
- iv) Out of 20 car parking space, 8 car parking for owner's allocation.

AND**THE THIRD SCHEDULE ABOVE REFERRED TO :****(Description of developer's allocation).**

- a) The remaining flats on all floor except the flats which have been allocated to owners.
- b) If any extra floors is constructed on the roof will be validated and/or legalized at the cost of the developer and the same will be the allocation of the developer having all right of disposal to its nominees.

- c) Out of the total 20 car parking space on the ground floor , 12 car parking space will be enjoyed or sold by the developer to its nominees .
- d) Except the common portions/rights of land and facilities allotted to the owners, the remaining share or right in the building and premises will be absolutely allotted to the developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Common portions and facilities)

1. The foundation, columns beams and supports.
2. Corridors, lobbies stairs, stairways and landing.
3. Entrance lobby.
4. Drains and sewers from the building to the main municipal duct.
5. Water sewerage and drainage connection pipes for the units/flats apartments to drain and sewers common to new buildings at the premises.
6. Overhead water tank and ultimate roof right, meter room underground reservoir.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(the definition of the words stated in this agreement).

1. **The owners:** shall mean the persons who have ownership title to the said premises being the first party herein.
2. **The Developer:** shall mean the second party herein being Tarush Management Pvt. Ltd.,
3. **Said premises:** shall mean 75, Bosepukur Road fully described in the first schedule written below.
4. **Said land :** shall mean 24 Cottahs 8 Square Feet comprised in the said premises.
5. **Architect:** shall mean the architect to be engaged or appointed by the Developer.
6. **Sanctioned plan:** shall mean the building plan which will be sanctioned by KMC.
7. **New building:** shall mean Multi storied building consisting of flats and garage spaces.
8. **owner's allocation:** shall mean the portion mentioned in the second schedule below.

9. **Developer's allocation:** shall mean the portion mentioned in the third schedule below and any extra floor to be constructed with approval with prior or after of KMC.
10. **The common expenses:** shall mean proportionate expenses for management and maintenance of the building and common portions and facilities.
11. **Common areas and facilities:** shall mean the items mentioned in the fourth schedule below and facilities to be enjoyed by all owners in common.
12. **Saleable space:** shall mean all portions excluding owner's allocation and common portions to be sold by the developer.
13. **Project:** shall mean the entire construction works by the developer on the said premises.
14. **proportionate space:** shall mean the undivided proportionate share or interest in the land and common areas and facilities in the building/premises to be used by all owners/occupiers in common.
15. **Period:** shall mean the time to be counted from the date of sanctioned plan and period of completion.
16. **Flat owners:** shall mean the person who will purchase the flats

17. **Owners association:** shall mean a body or association of owners to be formed for the purpose of management and maintenance of the said premises and common portions.

18. **Specification:** shall mean the items, materials designs the mentioned in the sixth schedule below to be installed, affixed or provided in construction of the building and various portions.

19. **Title deeds:** shall mean the documents of title of the owners to the said premises by which the owners acquired their ownership title.

20. **Extra works:** shall mean any works, fixtures, fittings, installation or facilities to be provided other than general specification at the cost of the persons so requires according to their choice.

21. **Temporary accommodation :** shall mean the residential accommodation on payment of rent where the owners will be shifted so long owners allocation is delivered in terms of this agreement.

22. **Commencement date:** which the construction work is started.

THE SIXTH SCHEDULE ABOVE REFERRED TO :

(SPECIFICATION)

1. STRUCTURE: RCC framed structure with 200mm thick brick work external walls and 75 mm thick brick work partition wall and 100 mm. Thick RCC slab as designed by consultant and approved by the Appropriate Authority.
2. FINISHING: 30mm thick marble floor with cement 12 mm thick external and internal bond plaster with plaster of paris inside and concealed electric wiring and electric points and snow cement based painting in external walls.
3. DOORS: 100 mm X 60 mm sal wood framed and 32 mm thick flush doors single leaf with standard commercial ply with prima coat.
4. WINDOWS: window with integrated grill 1:3 days oil section steel with box hinges and plane glass 3 mm thick with locking handle registry with prima coat.
5. DOOR FITTINGS: 4 Nos. hinges (Aluminum / Brass) on each leaf with brass/aluminum siding bolt and 2 Nos. brass/aluminum selections bolts one at top and other at bottom with D handle brass/iron ring, cleat buffer block cash bar and night latches.

6. TOILETS: Marble floor with glazed tile walls up to 5" ft. height from four walls medium quality G.I./PVC line with aluminum finish stop cock, bib cock, white standard quality commode with cistern, porcelain shower, towel rail (Acrylic finish) with shelves, white vitreous basin with pillar cock.
7. FLOORING: 30 mm thick mosaic floor with colour chips and 150 mm height marble skirting.
8. ELECTRICALS: concealed wiring with first class ISI brand copper wire with at least 3 Nos. light, points, 1 No. plug point, 1 No. freeze point, 1 T.V. point as per requirement.
9. KITCHEN: black stone sinks with G.I./PVC line pillar cock, bib cock, chromium finish stop cock, black stone kitchen top with shelves glazed tiles finish upto 450 height from kitchen top.
10. ELECTRICITY: will be supplied by CESC LTD through individual meter at their own cost. For stair and passage and pump common meter is to be obtained from CESC LTD.

11. SEWERAGE: Vertical and inclines HCL pipe 100 mm dia ISI marked with P-Trap, J Junction, Y Junction, Catch pit, S.W. pipe in under ground with polythene cover at suitable locations.
12. WATER; water to be supplied from the roof top water tank through ISI medium pipe distribution line, arrangement of water store it to under ground water tank and then to roof to tank through a pump to be operated.
13. Entire are vacant the place of work when developers started the development work and landlord should shifted then immediately.

IN WITNESS WHEREOF the parties hereto have put their respective signatures of the day month and year first above written.

SIGNED AND DELIVERED by the

OWNERS above named in the presence of :

1. Kartar Ch. Bhan
22A, N.S. Rd, Cal-1.

2. A. Mukherjee
7 K. S. Roy Rd
Cal-1

1. SK. Golam mohuddin

2. SK. Golam Rohim ud din

3. Salida Begum.

4. Farida Begum

SIGNED SEALED AND DELIVERED by the

DEVELOPER above named in the presence of:

1. Karthor, Sh. Basu
23A, N.B. Rd, 287-1.

2. A. M. K. Singh

PARUSH MANAGEMENT (P) LTD.
PARUSH MA...

Signature
Director

Drafted by me

Signature of Advocate

Advocate. C.H.C.

RECEIVED on and from the within named Developer the sum of Rs.10,00,000/- (Rupees Ten lacs) only being the part consideration under this agreement as per Memo written below:-

MEMO OF CONSIDERATION

Cheque No.	Date	Amount.
718192	21.09.2009	Rs.2,50,000/-
718194	24.9.2009	Rs.2,50,000/-
718195	25.09.2009	Rs.2,50,000/-
718193	23.09.2009	<u>Rs.2,50,000/-</u>
		Rs.10,00,000/-

(RUPEES TEN LAKHS ONLY).

WITNESSES:

1. Kartar Ch Bam
23A, N.S. RD - Kst-1

2. A. Muthayin

1. Farida Begum

2. Sahida Begum.

3. SK Gobam moheuddin

4. SK. Gobam Rohin uddin

SIGNATURE OF THE OWNERS



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00529 of 2013
(Serial No. 00487 of 2013)

On 21/01/2013

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 : 5, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 11094.00/-, on 21/01/2013

(Under Article : ,E = 21/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 21/01/2013)

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.-5,08,61,100/-

Certified that the required stamp duty of this document is Rs.- 75021 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49800/- is paid , by the draft number 773980, Draft Date 18/01/2013, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 21/01/2013
2. Rs. 25250/- is paid , by the draft number 773981, Draft Date 18/01/2013, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 21/01/2013

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

Presented for registration at 13.09 hrs on :21/01/2013, at the Office of the A.R.A. - I KOLKATA by Mahendra Agarwal ,Claimant.

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

Execution is admitted on 21/01/2013 by

1. Farida Begum, daughter of Lt. S. John , 75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession : Others
2. Sahida Begum, daughter of Lt. S. John , 75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession : Others
3. Sk. Golam Moheuddin, son of Lt. S. John , 75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession : Others



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
21 JAN 2013



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00529 of 2013
(Serial No. 00487 of 2013)

4. Sk. Golam Rahimuddin, son of Lt. S. John , 75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Muslim, By Profession :
Others
5. Mahendra Agarwal
Director, Tarush Management Pvt. Ltd., 23 A, Netaji Subhas Road, Kolkata, Thana:-Hare Street , P.O.
:- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

Identified By Kartick Chandra Basu, son of , High Court, CALCUTTA, Thana:- Hare Street, P.O. :-
District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA











Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - I KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 00487 / 2013

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mahendra Agarwal 23 A, Netaji Subhas Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	 21/01/2013	 LTI 21/01/2013	<i>Mahendra</i> <i>[Signature]</i> 21/1/13

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Farida Begum Address -75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 21/01/2013	 LTI 21/01/2013	<i>Farida Begum</i>
2	Sahida Begum Address -75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 21/01/2013	 LTI 21/01/2013	<i>Sahida Begum</i>
3	Sk. Golam Moheuddin Address -75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 21/01/2013	 LTI 21/01/2013	<i>Sk. Golam moheuddin</i>
4	Sk. Golam Rahimuddin Address -75, Bose Pukur Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 21/01/2013	 LTI 21/01/2013	<i>Sk. Golam Rahimuddin</i>




**ADDITIONAL REGISTRAR
 OF ASSURANCES-I, KOLKATA
 21 JAN 2013**

(Ashim Kumar Ghosh)
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - I KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 00487 / 2013

Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Mahendra Agarwal Address -23 A, Netaji Subhas Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 21/01/2013	 LTI 21/01/2013	<i>Mahendra</i> <i>[Signature]</i> 21/1/13

Name of Identifier of above Person(s)
 Kartick Chandra Basu
 High Court, CALCUTTA, Thana:-Hare Street, P.O. :-
 ,District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date

Kartick Chandra Basu
Adv, C.H.E. 21/1/13



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
 21 JAN 2013

(Ashim Kumar Ghosh)
 ADDL. REGISTRAR OF ASSIURANCE T O F K O L K A T A

SPECIMEN FORM FOR TEN FINGER PRINTS



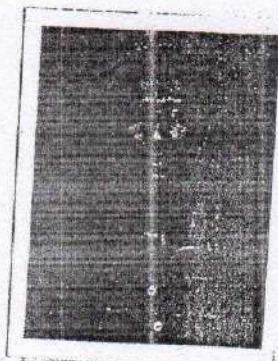
Mohan Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sahiba Begum

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



SK. Golan Akhter Ullin

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Golan Mohandem

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGER PRINTS

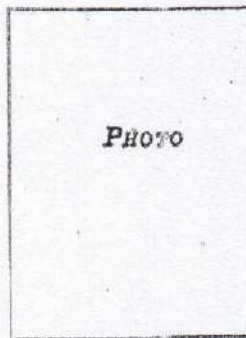


Farida Begum

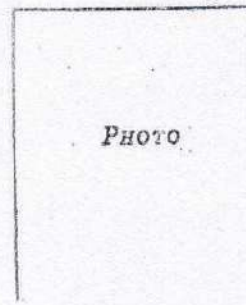
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					