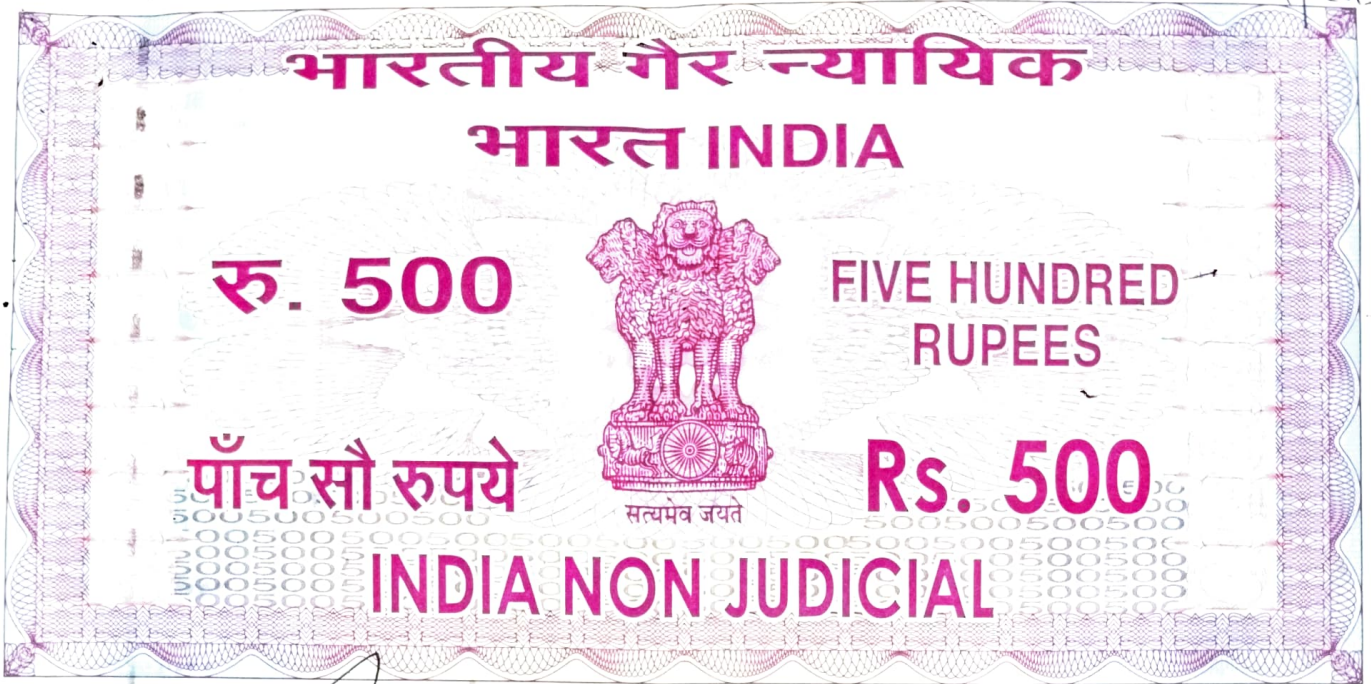


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A.R.A.  
II

Certified that the Document is a true and correct copy of the original as submitted to the Registrar of Assurances, Kolkata and the parties concerned.

**THIS MEMORANDUM OF AGREEMENT** made this 8<sup>th</sup> day of **NOVEMBER, 2013** **BETWEEN** (1) **SMT. ANIMA CHANDRA**, Pan NO. **ASJPC9772C** wife of Late Haradhan Chandra, (2) **SUBRATA CHANDRA**, Pan No. - **AVFPC6097F** (3) **SUSANTA CHANDRA**, Pan No. - **ARJPC4389A**, AND (4) **SRIKANTA CHANDRA**, Pan No. - **AXYPC9820F**, Sl. No. 2 to 4 sons of Late Haradhan Chandra, all by faith Hindu, residing at Premises No.94, Beadon Street, Kolkata - 700006, hereinafter referred to as the **OWNERS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, representatives and assigns) of the **ONE PART**

Contd..... Page 2

NEELKANTH NIRMAN (PVT) LTD.

  
DIRECTOR

Sudanta Chandra

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NAME *S. H. Ganguly Sik.*  
ADD. *C. C. Court*  
Rs. *20/-*  
- 1 NOV 2013  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

- 1 NOV 2013

- 1 NOV 2013



Identified By Me  
Anur Kumar Saha  
Supt. Ranchhori Saha  
208/2H Bidhan Sarani  
Kolkata-6

- 8 NOV 2013

**AND****M/S. NEELKANTH NIRMAN PRIVATE LIMITED, PAN NO : AACCN0826A**

having its registered office at 17/H/8 , Balai Singhi Lane , 1<sup>st</sup> floor , Kolkata - 700009 represented by its Director, **Sri Brijesh Kumar Agrawal**, Son of Sri Baij Nath Agrawal, residing at 10/14 Brijdham Housing Complex, 211, Canal Street, Kolkata - 700048 hereinafter referred to as the **DEVELOPER/PROMOTER/BUILDER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its representatives, assigns, successors and interest) of the **OTHER PART.**

**WHEREAS** originally Haradhan Chandra and his wife Smt. Anima Chandra ( being owner No.1 ) were the joint owners of the all that piece and parcel of premises No.94, Beadon Street, measuring an estimation an area of 5 Cottahs be the same a little more or less within the limits of Kolkata Municipal Corporation being Ward No.18 and more fully and particularly described in the Schedule hereunder written.

**AND WHEREAS** the said Haradhan Chandra died intestate on 2/11/1995 leaving behind Smt. Anima Chandra (being owner No.1 and three sons namely, Subrata Chandra, Susanta Chandra and Srikanta Chandra being owner nos. 2 to 4 herein.

**AND WHEREAS** after the death of Haradhan Chandra , his widow Smt. Anima Chandra became the owner of the undivided 62.5 %, and each

NEELKANTH NIRMAN (PVT) LTD.  
Brijesh Kumar Agrawal  
DIRECTOR

Susanta Chandra



- 8 NOV 1979

of the said Subrata Chandra, Susanta Chandra and Srikanta Chandra are the owners of 12.5% share each, and thus the owners here are seized and possessed of the property more fully and particularly described in the Schedule 'A' hereunder written.

**AND WHEREAS** the Developer has proposed to build up a multi storied building G+5 after demolishing the existing structure.

**AND WHEREAS** for the purpose of the development of the Schedule "A" property the Developer further agreed that the owners allocation would three flats on the front side 3 bedded with two bath and front side balcony and privies and a kitchen each of the 3 flats having Carpet area of 750 Sq.ft. ( Seven Fifty Square Feet ) each more or less and one flat of Carpet area 450 Sq.ft. more or less on the third floor of back side , totaling Carpet area of 2700 Sq.ft. (Two thousand seven hundred) Sq.ft. more or less and one covered car parking space on the ground floor. The said flat should be given either in the third floor or fourth floor in the even Sanction Building Plan is allotted G+5 storied. It is further mentioned in the event the Sanction Plan granting below G+5 i.e G+4 the said allotment should be restricted to the Second floor and Third floor in addition to this amount the Developer shall deposits a sum of Rs.3,00,000/- as security same shall be refundable to the Developer without any interest at the time of handing over possession to the owner. The rest of the portion shall be belonged to the Developer and Developer shall have right to dispose of and/or handing over possession the same only upon handing over allotted portion of the owners along with proportionate land right and common amenities . It is specifically mentioned that all front side flats must have balcony.

NEELKANTH NIRMAL (PVT) LTD.



DIRECTOR

S. Chandra



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**AND WHEREAS** the developer hereby undertakes that they shall complete the construction of the proposed building on the Schedule "A" property within 18 to 24 months from the date of obtaining the building plan to be sanctioned by the competent authority and after tenant negotiation along with vacating the said property and the developer do hereby further undertakes that he shall hand over the owner's allocation, the details of which is more fully described in the Schedule "B" herein-below within 18 to 24 months from the date of obtaining the sanction plan without any delay or default and shall complete the proposed building at their own cost and expenses including obtaining Sanction Plan. Owners shall have to pay Kolkata Municipal Corporation Tax upto the date of this Agreement between the owner and the developers. If the Developer failed to commence the work within one year from the execution of the agreement the owner shall have right to cancel the agreement upon refunding the security deposit.

**AND WHEREAS** at present there are different tenants and/or legal or illegal occupiers are in occupation in the main portion of the premises. The Developer shall arrange for negotiation with the tenants and their legal and illegal occupiers with the help of the owners. In the event the Developer pay any money to the tenants or legal or illegal occupiers same shall be made at their own cost and in that event Developer give some portion of the developed building to the tenants and/or legal or illegal occupiers and same shall be out of the allocation of the Developer. Save and except the portion to be retained by the Owners developer shall have right to deal the remaining portion of the proposed building subject to the approval of the Kolkata Municipal Corporation and shall make all arrangement for drainage

NEEL KANTH ARMAN (PVT) LTD



DIRECTOR

S. Chandra





connection and water connection including occupancy certificate and the completion certificate as required under the law.

**AND WHEREAS** in order to avoid future complication the parties have decided to record the terms and condition of the Agreement.

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

1. **THE OWNERS DECLARE ARE as follows :**

- a) That the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule "A" property subject to the existing occupiers.
- b) That the said Schedule "A" property is free from all encumbrances, charges, liens, lispendens whatsoever and the Owners have good and marketable title in respect of the said Schedule "A" property.
- c) That there is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- d) That there is no legal impediment for the owners to obtain the necessary certificate including certificate under Section 230 (A)(1) of the Income Tax Act, 1961.

2. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as follows :**

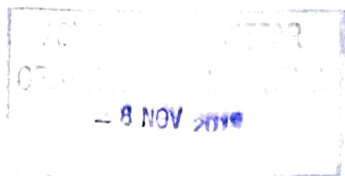
- i) That the Owners hereby grant exclusive right to the Other Part/Developer to undertake proposed construction, on the said Schedule "A" property in accordance with the plan to be sanctioned by the competent authority.

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- ii) That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining sanction building plan, revised plan from the appropriate authority shall be prepared and submitted by the Developer on behalf of the Owner at the Developers' own costs and expenses.
- iii) That the Owners shall grant to the Developers for the proposed construction.
- iv) That upon completion of the proposed new building the Developer shall hand over the owners in undisputed possession of the owners allocation i.e three flats on the front side 3 bedded with two bath and front side balcony and privies and a kitchen each of the 3 flats having Carpet area of 750 Sq.ft. ( Seven Fifty Square Feet ) each more or less and one flat of Carpet area 450 Sq.ft. more or less on the third floor of back side , totaling Carpet area of 2700 Sq.ft. (Two thousand seven hundred) Sq.ft. more or less and one covered car parking space on the ground floor. The said flat should be given either in the third floor or fourth floor in the even Sanction Building Plan is allotted G+5 storied. It is further mentioned in the event the Sanction Plan granting below G+5 i.e G+4 the said allotment should be restricted to the Second floor and Third floor in addition to this amount the Developer shall deposits a sum of Rs.3,00,000/- as security same shall be refundable to the Developer without any interest at the time of handing over possession. Save and except the allocated area the remaining part of the proposed building , except the allocated area of the owners along



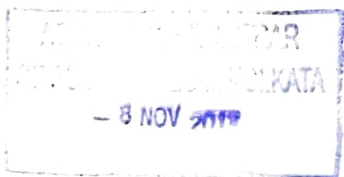
with the proportionate land right of the Schedule "A" property and common amenities and facilities of premises No.94, Beadon Street, Kolkata-700006.

- v) That the Owners and the developers shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer and the Owners shall not in any way interfere or disturb the quiet and peaceful possession of the Developers' allocation in any manner whatsoever.
- vi) That the owner shall have right to collect the rent from the existing tenants of the schedule property so long developers make alternative arrangement for the owners and demolishing the existing structure .
- vii) That the developer hereby undertakes that he will complete the entire construction within the period of 18 months from the date of obtaining of sanction building plan by the competent Municipal Authorities but in case of unavoidable circumstances, the said period may be extended for further period of 6 months on mutual discussion between the parties.
- viii) That the Developers shall have right to negotiate with the tenants / occupiers of the schedule property at any term for which owner shall have no responsibility and allotted area of the owner shall not be effected in any manner.





- ix) That the Developer shall at his own costs and expenses shall construct the proposed building on the Schedule "A" property in accordance with the building plan to be sanctioned by the competent Municipal Authority and confirm to such specification as may be recommended by the recognized licensed Architect from time to time appointed for the purpose of and it is hereby clearly understood that the decision of the Architect regarding the quality of materials which shall be final and binding on the parties hereto and owners are not liable for construction job to any person or responsible authorities.
- x) That the Developer shall apply for obtaining the temporary and permanent sanction for electricity, drainage, sewerage, connection and/or other facilities, if any require for the construction or enjoyment of the proposed building.
- xi) Before handing over possession the Developer <sup>shall not</sup> ~~be~~ retained and/or dispose of by the Developer in terms of the Agreement Developer shall furnish all necessary documents like completion certificate and other is required under the law.
- xii) That the roof of the premises shall be remaining common for the parties and/or respective occupiers and /or owners of the flats of the building.
- xiii) That the Developer at his own costs and expenses appoint Engineer, Contractors, Labour and any other type of Workmen/Expert for the



purpose of carrying the work of constructions of the said proposed building on the said property.

- xiv) That the Developer shall be entitled to book and/or sell the flats/apartments, shops and garages, if any, and/or spaces in the Developer's allocation for the said proposed building which the Owners doth hereby admit and acknowledge the same and appropriate the same for his own use and the Developer shall hold possession of the flats under his allocation in completion and till their final disposal including registration of the flats and/or apartments under the Developer's allocation after obtaining completion certificate from the Kolkata Municipal Corporation and also the payment for drainage connection of the proposed building.
- xv) That the owners shall be bound to convey the flats/apartments and/or shops/garages in favour of the developer or his nominee or nominees as and when to be required by the Developer except the owner's allocation.
- xvi) That the owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said building unless any act of the Developer infringes the right and interest of the owners.
- xvii) That neither party shall use or be permitted to use the respective allocation in the building or any portion thereof for carrying on illegal and immoral trade or activity thereof for any purpose which may cause



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8 NOV 1955

nuisance, annoyance or hazard to the other Purchasers/Occupiers of the apartment of the building.

- xviii) This Agreement also binding upon the legal heirs of the Owners and in case of death of any of the Owner, legal heirs of the said deceased owner/owners shall execute the Developers' allocation of the newly constructed proposed building.
- xix) It is specifically mentioned that the Developer shall have no right to part with possession to any part and/or portion of the proposed building without handing over possession of the Owners' allocation to the satisfaction of the owners.
- xx) Before commencement of the construction work and after sanction of the building plan Developer shall make all necessary arrangement for alternative accommodation of the owners within the local limit of the Corporation Ward of the area where the construction work is to be carried on or the nearby ward of the K.M.C and entire expenditure for staying in the premises shall be borne by the Developer.
- xxi) The Owners shall be liable to pay the tax of the building before handing over possession to the Developer and during course of construction work same shall be borne by the Developer exclusively and after handing over possessions owners shall be liable to pay the taxes only to the extent of their occupation as allotment mentioned hereinbefore.



S. Chandrasekar



ADDITIONAL SECRETARY  
GOVERNMENT OF KARNATAKA  
- 8 NOV 2019



xxii) The Developer shall use good material for the construction work and the owners shall have liberty to inspect the premises about the progress of the work and the material to be used.

xxiii) The Developer before entering into this Agreement has declared that he is satisfied with the title of the property of the owners as absolute right to deal with the same and the Developer has entered into this Agreement after satisfaction of the title to the Owners.

3. **THAT THE OWNERS AND THE DEVELOPER DO HEREBY FURTHER DECLARE AND COVENANT as follows :**

- a) That the owners undertake to indemnify and to keep the Developer indemnified against any claim, demand action arising out of any mortgage, charges, lien on the said property created on behalf of the owners or their legal heirs and successors and the owners shall be held liable for any defects in title in respect of the said property.
- b) The Owners shall be liable to pay the tax of the building before handing over possession to the Developer and during course of construction work same shall be borne by the Developer exclusively and after handing over possessions owners shall be liable to pay the taxes only to the extent of their occupation as allotment mentioned hereinbefore. If any arrears are found due and in that case the Owners shall be liable to pay the same.

NEELKANTH NIRMAN (PVT) LTD.  
  
 DIRECTOR

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- c) That the Owners hereby undertake and agree to supply and/or hand over all the Xerox relevant papers and/or documents along with title deed or deeds in respect of the said property including Electricity Bill and Site Plan of the Building/Land, Tax Bills and other bills to the Developers at the time of signing this Agreement and in case of the necessity, the owners are bound to hand over the original documents in respect of the said premises to the developer.
4. A list of General Specification of work for the proposed four storied building is fully described in the Schedule "C" hereunder written.
5. Owners shall have right to collect rent so long Developers shifted the owners and commence the demolition work. The Developer shall have right to deal with the tenants and/or occupiers at any terms but owners shall have no liabilities to the same.
6. It is specifically mentioned that if the Developer failed to commence the work within one year from the execution of the Agreement the owners shall have right to cancel the Agreement upon refunding the Security Deposit without any interest.
7. It is specifically mentioned if the Developer commenced the work within the stipulated period of one year Developer shall have right to enter into an Agreement for Sale in respect of his allotted area and shall have right to collect amount therefrom. The owner shall have no obligation to the same.

NEELKANTH NIIDMAN (PVT) LTD.

  
DIRECTOR

S. Chandra



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**SCHEDULE "A" ABOVE REFERRED TO :****PART - I**

ALL THAT piece and parcel of land with structure measuring 5 Cottahs having 2610 sq/ft on the ground floor, 2610 sq/ft on the 1st floor and 2610 sq/ft on the 2nd floor be the same a little more or less situate and lying at and being Premises

No.94, Beadon Street, Kolkata-700 006 within the Municipal Limits of Kolkata Municipal Corporation Ward No.18, Police Station Burtolla, butted and bounded in the manner following that is to say :

ON THE NORTH : By 95, Beadon Street.  
ON THE EAST : By 93/4B, Beadon Street.  
ON THE SOUTH : By Beadon Street.  
ON THE WEST : By Small passage

**THE SCHEDULE "B" ABOVE REFERRED TO :****(OWNERS ALLOCATION)**

ALL THAT piece and parcel of three flats on the front side 3 bedded with two bath and balcony and privies and a kitchen each of the 3 flats having Carpet area of 750 Sq.ft. ( Seven Fifty Square Feet ) each more or less and one flat of Carpet area 450 Sq.ft. more or less on the third floor of road side , totaling Carpet area of 2700 Sq.ft. (Two thousand seven hundred) Sq.ft. more or less and one covered car parking space on the ground floor of the proposed building with front side balcony along with proportionate impartiable share of land right of the Schedule "A" property along with common portion and with common facilities and amenities thereto together with right of egress and ingress through the main entrance of the said proposed Four storied building being Premises No. 94, Beadon Street, Kolkata-700 006, P.S. Burtolla, Ward No.18, within the Municipal limits of Kolkata Municipal Corporation.. The said flat should be given either in the

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third floor or fourth floor in the even Sanction Building Plan is allotted G+5 storied. It is further mentioned in the event the Sanction Plan granting below G+5 i.e G+4 the said allotment should be restricted to the Second floor and Third floor in addition to this amount the Developer shall deposits a sum of **Rs.3,00,000/-** as security same shall be **refundable** to the developers without any interest at the time of handing over possession by the developer to the owners.

**(DEVELOPERS ALLOCATION)**

ALL THAT entire newly built up area (Carpet area) of the premises No. 94, Beadon Street, P.S. Burtolla, Kolkata – 700 006 save and except the Owners allocated portion i.e Carpet area of 2700 (Two thousand seven hundred) Sq.ft. and one covered car parking space of the said premises and subject to the common amenities and facilities along with proportionate land right of the said premises.

**THE SCHEDULE “C” ABOVE REFERRED TO :**

General Specification subject to minor deviation depending upon circumstances for multistoried residential proposed building named as **“SHIVA ENCLAVE.”**, Premises No.94, Beadon Street, Kolkata – 700 006 , within the Municipal limits of Kolkata Municipal Corporation, Ward No.18, P.S. Burtolla, Kolkata-700 006.

1. FOUNDATION : R.C.C. work (1:2:4) column base and beam.
2. STRUCTURAL

NEELKANTH NIRMAL



DIRECTOR

*S. Chandra*



ADDITIONAL PRINCIPAL  
OFFICE  
- 8 NOV 2017

- FRAME : R.C.C. work (1:2:4) in column, beam and slab.
3. EXTERNAL WALL : 8" thick brick work with a standard brick (Market available) in cement mortar 1:4.
4. PARTITION WALL : 3" and 5" thick brick work with a standard brick in cement morder 1:4.
5. EXTERNAL : 12mm. thick with cement mortar 1:4.
- INTERNAL  
PLASTER
6. DOOR-FRAME : Sal wood (White painted)
7. DOOR-PALLA : 32mm. to 35mm thick commercial flash door.
8. WINDOWS : Steel windows with 3 mm thick glass and stays handle (white painted).
9. FLOORING : Grey Cast-in-situ mosaic with 2 Nos. or 2-B multi colour or black & white chips.
10. STAIR CASE : Still Grey-cast-insitu mosaic with 1 Nos. white & black chips.
11. TOILET : 5'-0' height white ceramic tiles in dado (wall) and necessary fittings, with one white basin and one white Indian type of Pan and/or commode and P.V.C. Pipe.
12. KITCHEN : Black stone in counter-top and dado 2..... Ceramic white tiles and one black stone sink.
13. HARDWARE : Standard Aluminum, or similar type fitting.
14. INTERNAL WALL  
FINISH : Plaster of paris only.
15. ROOFING : Roof tiles or I.P.S. finish over the top roof.
16. DOOR LOCK : Main door lock are Motis or similar type fitting.



ADDITIONAL REGISTRAR  
OF  
8 NOV 1970

17. WATER SUPPLY : Reservoir Tank, Electric Pump i.e. water to be distributed from the overhead reservoir.
18. ELECTRIC : Concealed wiring with Pritam on similar type of switch fitting to each flat subject to particular specification if required by the intending Purchaser or can be made at the cost of the Purchaser and/or respective owners.

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

**SIGNED, SEALED AND DELIVERED at**

**Kolkata in the presence of :**

1) Anil Kumar Salwa  
S/o Ramdhani Salwa  
208/2H Bidhan Sarani  
Kolkata-6

2) Himay Das.  
S/o Sambhu Das.  
18/3A, Kundlani  
Kolkata-25

NEELKANTH NIRMAN (PVT) LTD.  
Rajesh Kumar Dasgupta  
DIRECTOR

**SIGNATURE OF THE DEVELOPER**

Anima Chandra

Subanta Chandra

Subanta Chandra

Subanta Chandra

**SIGNATURE OF THE OWNERS**

Drafted by :  
[Signature]

S.N. GANGULI (ADVOCATE)  
69 F, Balram Dey Street, Kol-6



ADDITIONAL REGISTRAR  
OF ASSOCIATION  
- 8 NOV 1963



## **MEMO OF CONSIDERATION**

**RECEIVED** from withinnamed Developers the withinmentioned refundable security deposit without interest in terms of this agreement of **Rs. 3,00,000/- (Rupees Three Lakhs)** only in the following manner :

1. By **Draft No. 267406** dated **07/11/2013** of **State Bank of India , Amherst Street Branch , Kolkata** of **Rs. 3,00,000/- (Rupees Three Lakhs)** only .

Anima Chandra  
Subrata Chandra

**WITNESSES :**

1. *Abhishek Ganguli (Mr)*  
*S/o Smti Nandyan Ganguli*  
*69A, Boleron Day Street*  
*Kol - 6*

, Subanta Chandra  
Srikanta Chandra






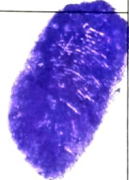




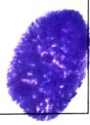
**SIGNATURE OF THE OWNERS**


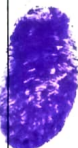

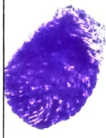

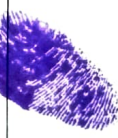


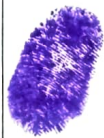
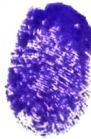

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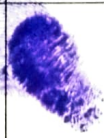
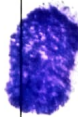





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OF ASSURANCE  
- 8 NOV 1998

SPECIMEN FORM FOR TEN FINGER PRINTS


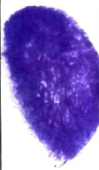
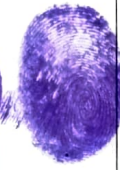

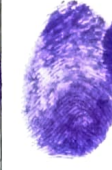
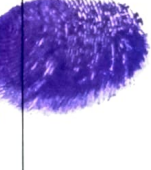




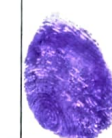
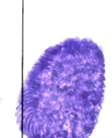
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	LEFT HAND					
SIGNATURE <i>Anima Chandra</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



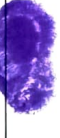



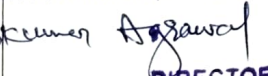

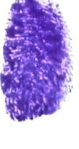
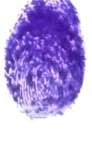
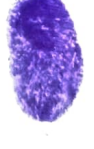

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
SIGNATURE <i>Subrata Chandra</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
SIGNATURE <i>Subanta Chandra</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					



ADDITIONAL REGISTRAR  
OF ASSURANCES  
- 8 NOV 2017

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

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
SIGNATURE  <b>DIRECTOR</b>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

NEELKANTH NIRMAN (PVT) LTD.

Brijendra Kumar Agarwal  
DIRECTOR



ADRES WYKONSTROWA  
- 8 NOV 1999



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

**Endorsement For Deed Number : I - 15007 of 2013**  
**(Serial No. 14344 of 2013 and Query No. 1902L000032963 of 2013)**

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 13/11/2013**

**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.

**Deficit stamp duty**

Deficit stamp duty Rs. 10/- is paid , by the draft number 115988, Draft Date 11/11/2013, Bank : State  
Bank of India, ELGIN ROAD, received on 13/11/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCE S-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II





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

**Endorsement For Deed Number : I - 15007 of 2013  
(Serial No. 14344 of 2013 and Query No. 1902L000032963 of 2013)**

**On 08/11/2013**

**Payment of Fees:**

Amount By Cash

Rs. 3310.00/-, on 08/11/2013

( Under Article : B = 3289/ ,E = 21/- on 08/11/2013 )

**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.-3,68,18,800/-

Certified that the required stamp duty of this document is Rs.- 75021 /- and the Stamp duty paid as: Impresive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty Rs. 74520/- is paid , by the draft number 267407, Draft Date 07/11/2013, Bank : State Bank of India, AMHFIRST STREET, received on 08/11/2013

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

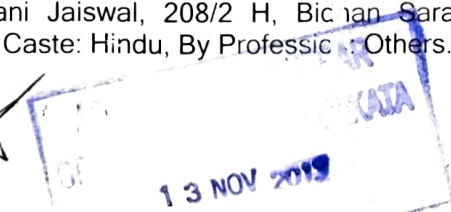
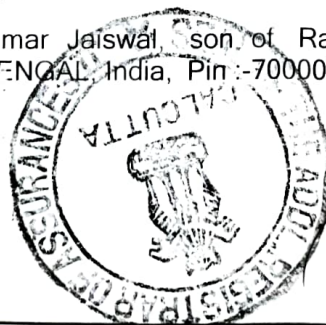
Presented for registration at 13.43 hrs on :08/11/2013, at the Office of the A.R.A. - II KOLKATA by Srikanta Chandra , one of the Executants.

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

Execution is admitted on 08/11/2013 by

1. Smt Anima Chandra, wife of Late Haradhan Chandra , 94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : House wife
2. Subrata Chandra, son of Late Haradhan Chandra , 94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
3. Susanta Chandra, son of Late Haradhan Chandra , 94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
4. Srikanta Chandra, son of Late Haradhan Chandra , 94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
5. Sri Brijesh Kumar Agrawal  
Director, M/s Neelkanth Nirman Pvt Ltd, 17/ H / 8, Balai Singhi Lane, 1st Floor, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700009.  
, By Profession : Business

Identified By Anup Kumar Jaiswal, son of Ramdhani Jaiswal, 208/2 H, Bidhan Sarani, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession : Others.



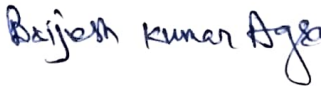


( Dula chandraSaha )  
**ADDL. REGISTRAR OF ASSURANCES-II**  
Endorsement Page 1 of 2



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - II KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 14344 / 2013**

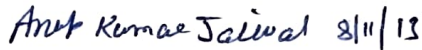
II . Signature of the person(s) admitting the Execution at Office.

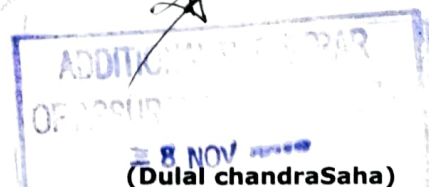
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Brijesh Kumar Agrawal Address -10/14, Brijdham Housing Complex, 211, Canal Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700048	Self		 LTI	
			08/11/2013	08/11/2013	

**Name of Identifier of above Person(s)**

Anup Kumar Jaiswal  
208/2 H, Bidhan Sarani, Kol, District:-Kolkata, WEST  
BENGAL, India, Pin :-700006



**Signature of Identifier with Date**

 8/11/13











**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - II KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 14344 / 2013**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Srikanta Chandra 94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006	 08/11/2013	 LTI 08/11/2013	<i>Srikanta Chandra</i> 8/11/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anima Chandra Address -94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 08/11/2013	 LTI 08/11/2013	<i>Anima Chandra</i>
2	Subrata Chandra Address -94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 08/11/2013	 LTI 08/11/2013	<i>Subrata Chandra</i>
3	Susanta Chandra Address -94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 08/11/2013	 LTI 08/11/2013	<i>Susanta Chandra</i>
4	Srikanta Chandra Address -94, Beadon Street, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 08/11/2013	 LTI 08/11/2013	<i>Srikanta Chandra</i>



*[Handwritten signature]*

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**DATED 08<sup>TH</sup> DAY OF November 2013**

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**B E T W E E N**

1. SMT. ANIMA CHANDRA,
2. SUBRATA CHANDRA
3. SUSANTA CHANDRA
4. SRIKANTA CHANDRA

.... OWNERS

**-AND-**

**M/S. NEELKANTH NIRMAN PRIVATE  
LIMITED**

.... DEVELOPER

**DEVELOPMENT**  
**AGREEMENT**

**SANTI NARAYAN GANGULI**  
**ADVOCATE**  
**69F, BALARAM DEY STREET,**  
**KOLKATA 700 006**