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19.11.18  
at 1.49 PM  
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U.V. R. 2, 28, 24, 201/-

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*[Handwritten Signature]*

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19 NOV 2018

DEVELOPMENT  
AGREEMENT

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(2)

THIS DEVELOPMENT AGREEMENT is made this the 1<sup>st</sup> day of November, Two Thousand Eighteen(2018) B E T W E E N (1)SMT RATNA BANERJEE, Wife of Mr. Sharon Banerjee, by faith-Hindu, by occupation-House-wife, having Permanent Account No.AEAPB1219A & Mobile No. 8583008706, residing at 'Debmalya Apartment', 4th floor, 39, Mahim Halder Street, P.O. & P.S.Kalighat,Kolkata-700 026, in the District of South 24-Parganas,(2)SMT SAJI DUTTÁ CHOUDHURY, Wife of Late Asoke Kumar Dutta Choudhury, by faith-Hindu, by occupation-House-wife, having Permanent Account No.ATTPD3822F & Mobile No.9073497780, and (3)SRI ASIM KUMAR DUTTA CHOWDHURY, Son of Late Asoke Kumar Dutta Choudhury , by faith-Hindu, by occupation-Retired, having Permanent Account No. AGGPD4698D & Mobile No.8617784545, both are residing at 258, Prince Anwar Shah Road, Kolkata-700 045, P. S. Lake, P.O. Lake Gardens, in the District of South 24-Parganas, hereinafter collectively referred to as the "OWNERS"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE P A R T.

A N D

"M/S.SHREE SIDDHI VINAYAK ENTERPRISE", having Permanent Account No. ADTFS5008E, a partnership firm having its registered office at 70C, Gobindapur,Kolkata-700 045,P.S. Lake, at present

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represent by its partners namely (1)Smt Pragati Gupta, Wife of Shiva Gupta, by faith-Hindu, by occupation-Business, having Permanent Account No. AJJPG3585C & Mobile No. 9830070147, residing at 9, Ramlal Bazar Road, Kolkata-700 078, P.S. Garfa and (2)Smt Sharda Gupta, wife of Sri Rajendra prosad Gupta, by faith-Hindu, by occupation-Business, having Permanent Account No. ARCPG6082D & Mobile No. 9830171252, residing at 188/73, Lake Gardens, Kolkata-700 045, P. S. Lake, in the District of South 24-Parganas, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being, successors, successors-in-office and assigns) of the OTHER PART.

WHEREAS by an Indenture of Deed of Sale made on 10th day of July, 1987 between (1)Smt Anita Ghatak, wife of Sri Sukumar Ghatak, (2)Sri Gautam Ghatak, Son of Sri Sukumar Ghatak, (3)Sri Pritam Ghatak, Son of Sri Sukumar Ghatak, (4)Smt Chhaya Mukherjee, wife of Sri Nihar Mukherjee, (5)Sri Jyotsna Ghatak, (6)Sri Sri Kamal Ghatak, (7)Sri Bidyut Ghatak no. 5 to 7 are sons of Late Umapati Ghatak, collectively described therein as the Vendors of the one part and Smt Ratna Datta, widow of Dr. Ajit Kumar Dutta and Daughter of Sri Ashok Kumar Dattachoudhury described therein as the Purchaser of the other part and the said Vendors jointly sold transferred and conveyed All That piece and parcel of land measuring 4 Cottahs 7 Square feet be the same a little more or less lying and situated at Mouza-Arakpur, J. L. No. 39, Touzi No. 151, R.S. ✓

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No.42,appertaining to Khatian No. 561 comprising part of Dag No. 302 & 75, P.S. Tollygunge, lying situate at and being known as Municipal Premises No. 258, Prince Anwar Shah Road,Calcutta,now within the local limits of the Calcutta Corporation,in the District 24-Parganas and the said Deed of Sale was registered on the even date in the office of the Joint Sub-Registrar of Alipore at Behala and recorded therein in Book No. I, Volume No.169. Pages 489 to 501, Being No.6891 for the year 1987 and delivered possession thereof.

AND WHEREAS since then the said owner Smt Ratna Datta now Smt Ratna Banerjee, daughter of Late Asoke Kumar Dutta Choudhury, exercising all her right of ownership and possession over the said homestead land by erecting dwelling structure thereon got her name mutated in the records of The Kolkata Municipal Corporation and the said plot of land has since been numbered as Municipal Premises No. 258, Prince Anwar Shah Road, Kolkata-700 045, P.S. Lake and has been paying taxes regularly. Which is morefully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS thereafter by an Indenture of Deed of Gift made on 30th day of November,2016 between Smt Ratna Banerjee, wife of Sri Sharon Banerjee, described therein as the Donor of the one part and Smt Saji Dutta Choudhury, wife of Late Asoke Dutta Choudhury and Sri Asim Kumar Dutta Choudhury jointly described therein as the Donee of the other part and the said Donor gifted and

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transferred All That piece and parcel of undivided 1/2 share of land measuring 2 Cottahs 3.5 Square feet out of total land measuring 4 Cottahs 7 Square feet be the same a little more or less together with building standing thereon lying and situated at and being known as Municipal Premises No. 258, Prince Anwar Shah Road, Kolkata-700 045, P.S. Lake, in the District 24-Parganas and the said Deed of Gift was registered on the even date in the office of the District Sub-Registrar-I at Alipore and recorded therein in Book No. I, Volume No. 1601-2016, Pages 107183 to 107206, Being No.160103582 for the year 2016 and the said Donees accept the gift of the Donor.

AND WHEREAS since then the present owners herein namely Smt Ratna Banerjee, Smt Saji Dutta Choudhury and Sri Asim Kumar Dutta Chowdhury, jointly exercising all their right of ownership and possession over the said property and got their name mutated in the records of The Kolkata Municipal Corporation and the said plot of land has since been numbered as Municipal Premises No. 258, Prince Anwar Shah Road, Kolkata-700 045, P.S. Lake and have been paying taxes regularly. Which is morefully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS the owners herein approached the Developer herein with the proposal to construct a ground plus four storied building upon the said land in accordance with the building plan comprising of several self contained flats or any other saleable space or spaces or portion thereof utilising the maximum F.A.R. for mutual

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profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled.

AND WHEREAS the owners have specifically represented to the Developer that they are the joint owners of the property morefully and particularly mentioned and described in the First Schedule hereunder written Developer being satisfied with the title of the owners that the owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the owners thereof and that they have full right and absolute authority of alienation or transfer of the same or any portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and have also declared and confirmed that the said property is free from all encumbrances and having good and marketable title as described in the schedule below.

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

## ARTICLE : I : DEFINITIONS

1. OWNER shall mean (1)SMT RATNA BANERJEE, Wife of Mr. Sharon Banerjee, by faith-Hindu, by occupation-House-wife, having Permanent Account No.AEAPB1219A,residing at 'Debmalya Apartment', 4th floor, 39, Mahim Halder Street, P.O. & P.S.Kalighat,Kolkata-700 026, in the District of South 24-Parganas,(2)SMT SAJI DUTTA CHOUDHURY, Wife of Late Asoke Kumar Dutta, by faith-Hindu, by occupation-House-wife, having Permanent Account No.ATTPD3822F and (3)SRI ASIM KUMAR DUTTA CHOWDHURY, Son of Late Asoke Kumar Dutta Choudhury, by faith-Hindu, by occupation-retired, having Permanent Account No.AGGPD4698D, both are residing at 258, Prince Anwar Shah Road, Kolkata-700 045, P. S. Lake, P.O. Lake Gardens, in the District of South 24-Parganas.
  
2. DEVELOPER shall mean 'M/S.SHREE SIDDHI VINAYAK ENTERPRISE", a partnership firm having its registered office at 70C, Gobindapur,Kolkata-700 045,P.S. Lake, at present represent by its partners namely (1)SMT PRAGATI GUPTA, Wife of Shiva Gupta, by faith-Hindu, by occupation-Business,having Permanent Account No.ATJPG3585C residing at 9, Ramlal Bazar Road,Kolkata-700 078, P.S. Garfa and (2)SMT SHARDA GUPTA,wife of Sri Rajendra prosad Gupta, by faith-Hindu, by occupation-Business, having Permanent Account No. ARCPG6082D,residing at 188/73, Lake Gardens, Kolkata-700 045, P. S. Lake, in the District of South 24-Parganas.

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3. TITLE DEED shall mean and include all deeds, documents, papers and writings regarding title of the property.
4. PROPERTY (PREMISES) shall mean the piece and parcel of homestead land measuring 4 Cottahs 7 Square feet be the same a little more or less lying situate at and being known as Municipal Premises No. 258, Prince Anwar Shah Road, Kolkata-700 045, P.S. Lake, now within the local limits of The Kolkata Municipal Corporation under Ward No. 93, in the District of South 24-parganas which is morefully and particularly mentioned and described in the First Schedule hereunder written including the two storied building standing thereon.
5. BUILDING shall mean G+4 storied building to be constructed on the said piece and parcel of land and/or property mentioned above in accordance with the building plan as per sanction of the KMC..
6. COMMON FACILITIES AND AMENITIES shall mean and include corridors, stair ways, Lift, passage ways, shafts, drains, septic tank, over head water tank and under-ground water reservoir, pump and Motor, Electric Meter Board, ultimate roof of the building excluding car parking space and other space or spaces and facilities along with the easements attached thereto which will be provided by the Developer commonly in the owners and purchaser or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and/or

management of the building and/or common facilities or any of them thereon as the case may be.

7. SALEABLE SPACE shall mean flat or flats, apartment or apartments or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the flat owners in the building available for independent use and occupation excepting what is due to the owner's allocation and after making due provisions for common facilities and the space required therefor.
8. OWNERS' ALLOCATION shall mean 50% ratio of the total F.A.R. on the entire third floor flat ~~allotted to Smt Ratna Banerjee~~ and entire fourth floor flat ~~allotted to Smt Saji Dutta Choudhury and Sri Asim Kumar Dutta Chowdhury~~ <sup>jointly by</sup> alongwith two covered car parking space not surrounded by the wall in the ground floor of the proposed G+4 storied building in accordance with the building sanction plan which is morefully and particularly mentioned and described in the Second Schedule hereunder written.
 

*Ratna Banerjee*  
*Ratna*
9. DEVELOPER'S ALLOCATION shall mean the remaining constructed area of the proposed G + IV storied building excepting owners' allocation to be constructed on the land of the said premises in accordance with the sanctioned building plan.
10. ARCHITECT shall mean the qualified person or persons as may

be appointed by by the Developer for designing and planning of the building to be constructed on the said land.

11. BUILDING PLAN shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building.
12. TRANSFER shall mean with its gramatical variations and shall include Transfer of possesion and Transfer of Title or by any other means adopted for effecting what is understood as Transfer of space to the Transferees thereof.
13. TRANSFEREE shall mean a person or persons, firm, Limited Company, Association of persons to whom any saleable space in the building has been transferred under law for residential purpose.
14. FORCE MAJUERE shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock-out and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel, etc.
15. Words importing singular shall include plural and vice-versa.

#### ARTICLE - II : TITLE AND INDEMNITY

1. The Owners are hereby declare that they are the joint owners of the property and lawfully entitled to the same and no dispute

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or any suit, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and absolute right, title, interest and possession of the said premises to enter into this Agreement with the Developer.

2. The Owners are hereby declare that the said premises is free from all and any manner of lispens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgage whatsoever and the owners hereby agree to indemnity and keep the Developer indemnified from and against any and all actions, relating to charges, liens, claims, encumbrances and mortgages.
3. The Owners are hereby also undertake that the Developer shall be entitled to construct the building on the said land as agreed by and between the parties hereto in accordance with the building plans or revised plan if any after approval of KMC.

### ARTICLE-III : DEVELOPER'S RIGHTS

1. The Owners grant exclusive right to the Developer to develop the said land to build a G + IV storied building after getting sanctioned from KMC and the Developer shall hold the said property as the Developer.
2. The Owners shall at the costs of the Developer from time to time and at any time submit and/or join with the Developer as the

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owners of the said land for approval of plan to the KMC and/or materials and otherwise as may be required for the construction of the building on the said land.

3. The Developer shall take all such permission in compliance with the prevailing laws as are legally required for the purpose of developing the said land to raise a multi storied building on behalf of the owner's with the owner's consent and knowledge.
- 3A. The Developer has already satisfied about the title of the land owners, hence, the owner shall have no liability in future regarding the litigation over the same.
4. The Developer shall render the owners all reasonable assistance necessary to apply for and/or to obtain all permissions, clearances and approvals in terms thereof and shall have the discretion to submit the applications and other papers and documents and/or to do any other act deeds matters and things envisaged herein as Agent for and/or on behalf of or in the name and with the consent of the owners and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the owners shall grant the Developer, necessary power and authorities to follow and authorization.

5. That after preparation of building plan the Developer shall be allowed by the Owner in writing to have the constructive possession of the said land with the view to achieving the purpose and object envisaged herein.
6. The Developer shall exclusively be entitled to receive, realise and appropriate the sale proceeds and/or the construction costs with regard to the Developer's allocation, which the Developer become entitled to receive from the intending Purchaser or Purchasers of flats, car parking spaces and other saleable space or spaces as per discretion of the Developer's choice in the said proposed building.

#### ARTICLE - IV : CONSIDERATION

In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned, the Developer shall allot 50% area of the total F.A.R. out of which entire third floor flat allotted to <sup>jointly</sup> ~~Smt Ratna Banerjee~~ and entire fourth floor flat allotted ~~Smt Saji Dutta Choudhury and Sri Asim Kumar Dutta Choudhury~~ along with two car parking space in the ground floor of the proposed G+4 storied building as owner's allocation in favour of the owner alongwith non-refundable cash consideration of Rs.50,00,000/-(Rupees fifty lakh) only which is payable as per payment schedule hereunder written, which is payable as per payment schedule hereunder written towards the full and final consideration against the said land.

*Ratna Banerjee*

*Ratna*

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#### PAYMENT SCHEDULE

i) On signing for Rs.1,00,000/-

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ii)At the time of delivery of vacant possession of the Premises  
for Rs.29,00,000/-

iii)After 9 months from the date of 1st Installment for  
Rs.10,00,000/-

iv)At the time of delivery possession of owner's allocation of  
Rs.10,00,000/-

#### ARTICLE - V : BUILDING

1. The Developer shall at their own costs or by raising funds from the prospective buyers out of Developer's allocation or in the manner they consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer out of the total built up area of the Developer's allocations excepting the Owners' portion in the building to be constructed on the land comprised in the said premises in accordance with the building plan or revised thereof with good materials as are necessary for such construction and specifications must not be below as mentioned in the Third Schedule hereunder written and also in good workmen like manner within a period of 24 months from the date of commencement of construction after obtaining sanction building plan and such period may be extended mutually.
2. The Developer shall also install and provide in the said building at their own costs the pumps, water storage tanks, overhead reservoirs, underground reservoirs, septic tanks, inside electrifications and/or other facilities required to be provided in the building in terms of the plan or under any applicable statutory bye-laws or regulations relating to the construction of the building on the said land and specifications as mentioned in the Third Schedule hereunder written.

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3. The Owners shall be entitled to transfer or otherwise deal with only the owners' allocation in the building.
4. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners.
6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building for which purpose the owner shall execute in favour of the developer Power of Attorney and other authority as shall

be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.

7. The Developer shall at their own costs and expenses and without creating any financial or other liability on the Owner construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or cause to be made by the Developer.

#### ARTICLE - VI : AUTHORITY

1. The Developer shall be entitled to transfer or otherwise deal with the flat/flats and or apartments and/or any other saleable space or spaces of the building including proportionate right to use the common areas and facilities to be transferred to the prospective transferees except owner's allocation.
2. In so far as necessary all dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominates, constitutes and appoints the Developer to do, execute, perform and exercise all acts and things necessary for the implementation of this Agreement including the authorities to cause to be prepared to sign letters, correspondence and to apply to the authorities, to sign and execute all applications to the Government Department and/or authority to appoint

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Architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of Cement, Iron and Steel and other materials, to apply for electric connection, sewerage drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to make payment of all taxes, rates, impositions in respect of the said premises, to commence proceedings, to settle any suit or proceedings, to sign plaints, verification, written statements, petition to sworn affidavit to appear in any Court of Law, to give evidence and to arrange or substitute with all or any of the powers.

3. It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for and/or sale flat/flats or apartment/apartments and/or any other saleable space or spaces or any portion of the said building except owner's allocation.

#### ARTICLE - VII : COMMON FACILITIES

1. The Developer shall pay and bear Municipal Taxes and other outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession.

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2. After completion of the Owners' allocation portion i.e. to be completed in all respect of the said building completed the Developer shall give notice in writing to the owners requesting the owners to take possession of the Owners' allocation in the said building agreed to be provided as consideration of the land as per terms of this Agreement and the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owners' allocation and the said rates are to be prorata basis with reference to the saleable space in the building.
3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned Authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and shall keep the Developer or other authorities in this regard indemnified against all claims, actions, demands and costs, charges, expenses and proceedings whatsoever directly or indirectly, instituted against or suffered or incurred by the Developer or such authorities or paid by either of them to it as the case may be consequent upon default by the Owners and the Developer in this behalf.

ARTICLE - VIII : OWNERS' OBLIGATIONS

1. The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's allocation or any portion thereof in the said building of the said premises.
2. The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the previous consent in writing of the Developer at the time of construction.
4. This development ageement cannot be changed or violated after registration.

ARTICLE - IX : DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the said building in terms of this

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Agreement and in accordance with plan within 24 months from the date of commencement of construction after obtaining sanction building plan unless prevented by any circumstances beyond the control or by force majeure.

2. The Developer hereby agrees and covenants with the Owners not to violate, contravene any of the provisions or Rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the owners' allocation or any portion thereof of the said building in the said premises.
4. If the Developer fails to complete the said work within stipulated time then the Developer shall pay of Rs.1000/- only per day.
5. That the Developer shall not use the roof of the building for installation of mobile tower.

#### ARTICLE - X : MISCELLANEOUS

1. That before demolition of the existing structure standing thereon the owner will vacate the said premises and deliver peaceful vacant possession and free from all encumbrances in all respect in favour of the Developer.

2. That on demolition of the existing structure standing thereon the Developer will be at liberty to sell the old building materials and sale proceeds thereon will be exclusively retained by the Developer for which the owner do hereby render their No-objection.
3. That the owners will be shifted temporarily in a rented accommodation i.e. 3 bed rooms flats and the Developer pay the monthly rental of the said temporary accommodation till delivery of owner's allocation.
4. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agree to abide by all the Regulations to be framed by Owners' Association who will be in charge of such management of the affairs of the building or buildings and/or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.
5. The name of the building will be selected by the Developer.

#### ARTICLE - XI : FORCE MAJUERE

Force Majuere shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lockout, labour unrest and/or any other acts or commission beyond the control of the parties

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hereto effected thereby and also non-availability of essential materials like cement, steel etc.

#### ARTICLE - XII : ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof herein confined or touching these presents or determination of any liability the same shall be referred to Arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise to two arbitrators one to be nominated by each party and in case of difference of opinion between them, by the Umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration & Conciliation Act, 1996 including its statutory modification and re-anactment if any.

#### ARTICLE - XIII : JURISDICTION

The Learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

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THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 4 Cottahs 7 Square feet be the same a little more or less together with two storied building standing measuring about ground floor measuring abot 1500 sqaure feet and first floor measuring about 820 sqaure feet having mosaic flooring of the building thereon lying situate at and being known as Municipal Premises No. 258, Prince Anwar Shah Road, Kolkata-700 045, P.S. Lake, now within the local limits of The Kolkata Municipal Corporation under Ward No. 93, in the District of South 24-parganas, which is butted and bounded in the manner following :-

On the North : By Premises No. 188/6, P. A. Shah Road;  
 On the South : By 20' feet wide K.M.C. Road; ✓  
 On the East : By Premises No. 260, P. A. Shah Road;  
 On the West : By 25' feet wide K.M.C. Road. ✓

THE SECOND SCHEDULE ABOVE REFERRED TO :

## (OWNER'S ALLOCATION)

The Owners shall be allotted <sup>jointly</sup> entire third floor and entire fourth floor flat to be completed in all respect and two covered car parking space not surrounded by wall in the ground floor of the proposed G+4 storied building together with proportionate right of all facilities, utilities and benefits of the said building which is to be used as common

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*Rajna Banerjee*

between all the co-owner particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Third Schedule hereunder written lying situate at and being known as Municipal Premises No. 258 Prince Anwar Shah Road, Kolkata-700 045, P.S. Lake, now within the local limits of The Kolkata Municipal Corporation under Ward No. 93, in the District of South 24-parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(DEVELOPER'S ALLOCATION)

The <sup>Developer</sup>~~Owners~~ shall <sup>get</sup>~~be allotted~~ entire first floor and entire second floor flat to be completed in all respect and entire ground floor except two covered car parking space not surrounded by wall in the ground floor of the proposed G+4 storied building together with proportionate right of all facilities, utilities and benefits of the said building which is to be used as common between all the co-owner particularly fit for human habitation and shall be made in accordance with the specifications as mentioned and detailed in the Third Schedule hereunder written lying situate at and being known as Municipal Premises No. 258 Prince Anwar Shah Road, Kolkata-700 045, P.S. Lake, now within the local limits of The Kolkata Municipal Corporation under Ward No. 93, in the District of South 24-parganas.

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THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Specification)

- 1)STRUCTURE & BRICK WORK :R.C.C. Frame structure with Lift as per building sanction plan.External Brick work 200 mm(8") thick and internal wall 125mm/75mm thick with cement mortar and 1st class flyass block work with were mesh.
- 2)FINISHING : External surface shall be be plastered with cement mortar and painted with 2 coats of Whether Coat(Berger/ICI).  
  
Internal Surface of flats shall be plastered with cement mortar and finished with white P.O.P.
- 3)FRAME : Woden frame is Malaysian Sal. The section of frame in Main Door,Bedroom is 4'X2.5".
- 4)DOOR : Solid commercial flush door hot pressed phenol bounded will be provided in each bed room. Main door will be Teck finish flush door.  
  
Waterproof PVC door will be provided in all bathrooms.

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- 5) WINDOW & GRILL : All windows will be provided Alluminium sliding chocolate or white coated with 2mm glass, M.S. Grill(Section 8 mm square bar) fitted inside the window only. 3ft Grill will be fitted in each balcony.
- 6) FLOORING : Floor of bed room, bath room, kitchen, living & dining balcony will be finished with vietified tiles, marbel will be given in landing, staircase area, ground floor cover area will be finished by chaker tiles & open space will be finished by chaker tiles.
- 7) ROOF : Roof tiles will be provided roof with proper drain out of rain water pipes & with proper roof treatment.
- 8) SANITARY, PLUMBING & ELECTRICALS : C.I. Soil pipe, rainwater pipe, PVC pipes, waste pipes and vent pipes will be taken outside the walls, G.I. Lines to the toilets and kitchen will be concealed types (ISI Brand) Standard make one EWC and one IWC with PVC low down cistern in toilets, Basins with chromium plated fittings shall be provided in each toilet. Tap point -1 Basin, 1 Below Basin, 1 washing

(27)

Machine, 1 shower line and 1 wall mixture point with proper hot & cold line in each toilet. In kitchen 1 micro wave point, 1 Chimney point one tap with wash basin and one Gyser point in each toilet.

9)ELECTRICAL : All rooms will be done with concealed wiring and copper conductor will be used for the job(Finolex or Havel's). All bed rooms will consists of Top MCB(Havels/ Finolex 2 nos. light point 1 fan point and 2 plug points. In dining hall and leaving room 4 nos. light points, 2 fan point, 2 nos 5 AMP point and 1 no 15 AMP plug point will be provided. In the staircase 1 light in each floor, 1 calling bell point, 2 Bed room A/C point will be provided, Ground Floor light will be provided as per requirement. All switch will be Modular make(Crab tree)

10)KITCHEN & TOILET : Granite stone raised cooking platform with steel sink 3 feet high skirting over the cooking platfor with glazed tiles.Toilet of each shall be provided with(Jonson 10"X15" / 18" X 12") or any reputed brand.

11)WATER RESERVIOR: Water Reservoir of requirement size in

Contd.....pg/28



(28)

back side and over a tank on the top & building will be provided. Water line connection from G.F. reservoir to top floor tank and deparate water line connection for each flat from the top floor flat to the other portion will be provided . Adequate H.P. of Pump shall be provided by the Contractor and also provide one standby pump.

- 12)CEMENT :Ambuja / Ultratec / Birla / or any reputed brand.
- 13)IRON ROD : Captain / Concaste 500 + or any reputed brand.
- 14)TAP : Escco/Jaquar/Parryware.
- 15)SANITARY : Parryware/Hindware.
- 16)LIFT : Laser .or any reputed brand.
- 17)FRONT ELEVATION : As per engineers instruction.
- 18) MAIN GATE : front side main grill gate as per requirement.
- 19) One Security room alongwith one bathroom in the ground floor of the building.

Contd.....pg/29



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

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PARTIES AT  
KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Shivr Kumar Gupta.  
9, Ram Lal Bazar Road,  
KOLKATA - 700078.

2. Jhal Gupta  
188/73 The Avenue  
Kul - 700045

1. Ratna Banerjee

2. Asim Kumar Dutta Chowdhury

3. Sasi Dutta Choudhury

SIGNATURE OF THE OWNERS

1. Pradip Gupta

2. Sharda Gupta

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED today from the within named Developer a sum of Rs.1,00,000/- (Rupees one lakh) only towards the part Consideration money as per denomination below :-

1) By Cheque no. 000003 dt 19.11.18 for Rs. 50,000/-

Rs. 1,00,000/-

2) By cheque no. 600005 dt 19.11.18 Rs. 50,000/-

both cheques issued in RBL Bank  
C/14th Floor, 14 Park Street, Kolkata - 700019

(Rupees one lakh) only

Rs. 1,00,000/-

Ratna Banerjee

SIGNED AND DELIVERED BY THE WITHIN NAMED OWNERS AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Shiv Kumar Gupta.

2. Rahul Ceeph

1. Ratna Banerjee

2. Asim Kumar Dutta Chowdhury

3. Sasi Dutta Chowdhury

SIGNATURE OF THE OWNER

*[Signature]*

DRAFTED BY :

*[Signature]*  
(BIJOY SHAW)

ADVOCATE

JUDGES' COURT, ALIPORE,  
KOLKATA - 700 027

W.B.725/1999.

TYPED BY :












*[Signature]*

JHARNA CHOWDHURY  
JADAVPUR, KOLKATA - 32

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name .....

Signature *Sharda Gupta*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Ratna Banerjee*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name .....

Signature *Asim Kumar Dutta Chowdhury*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Soyi. Dutta Choudhury

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

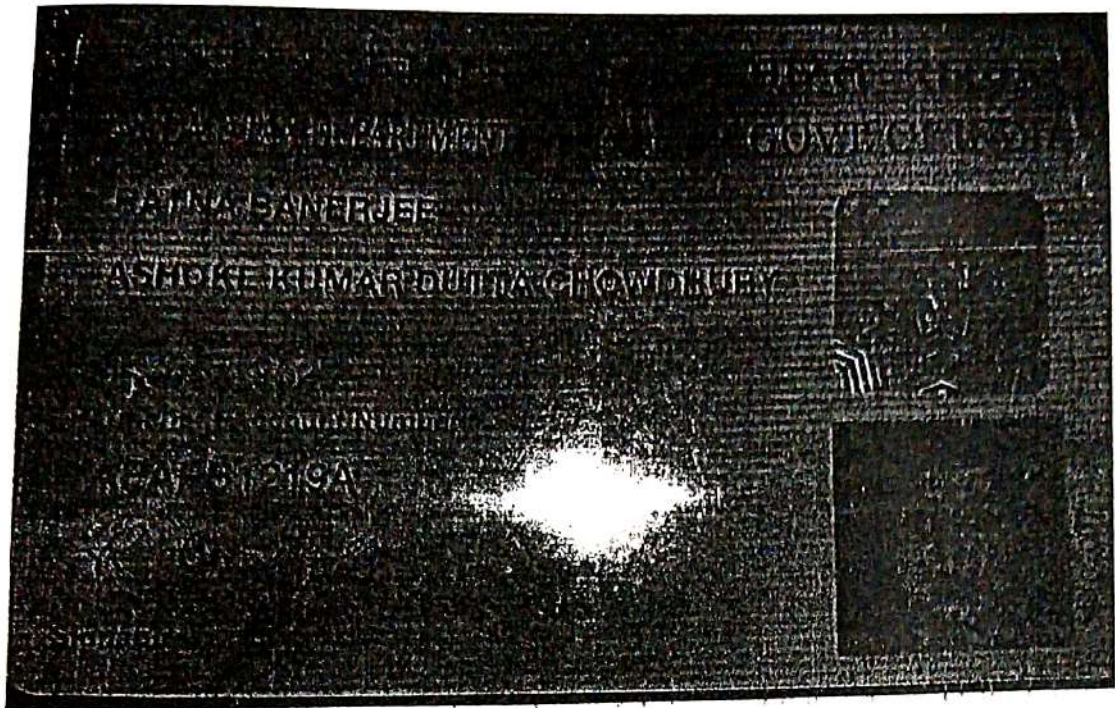
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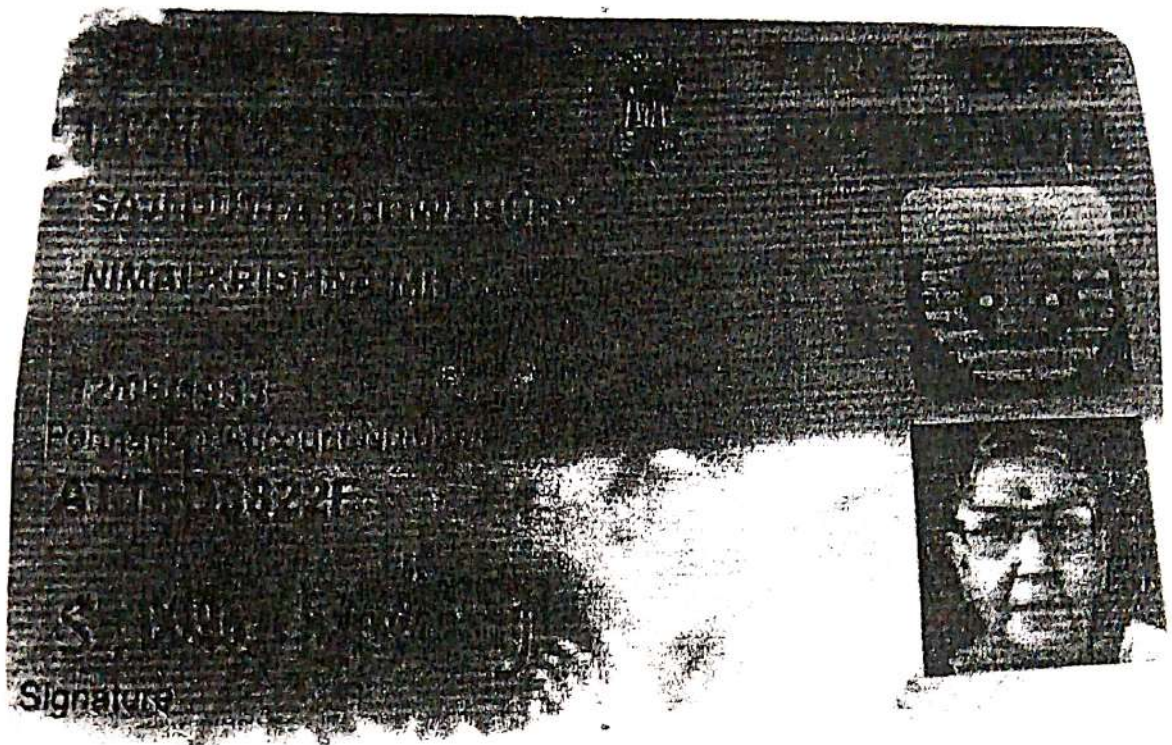
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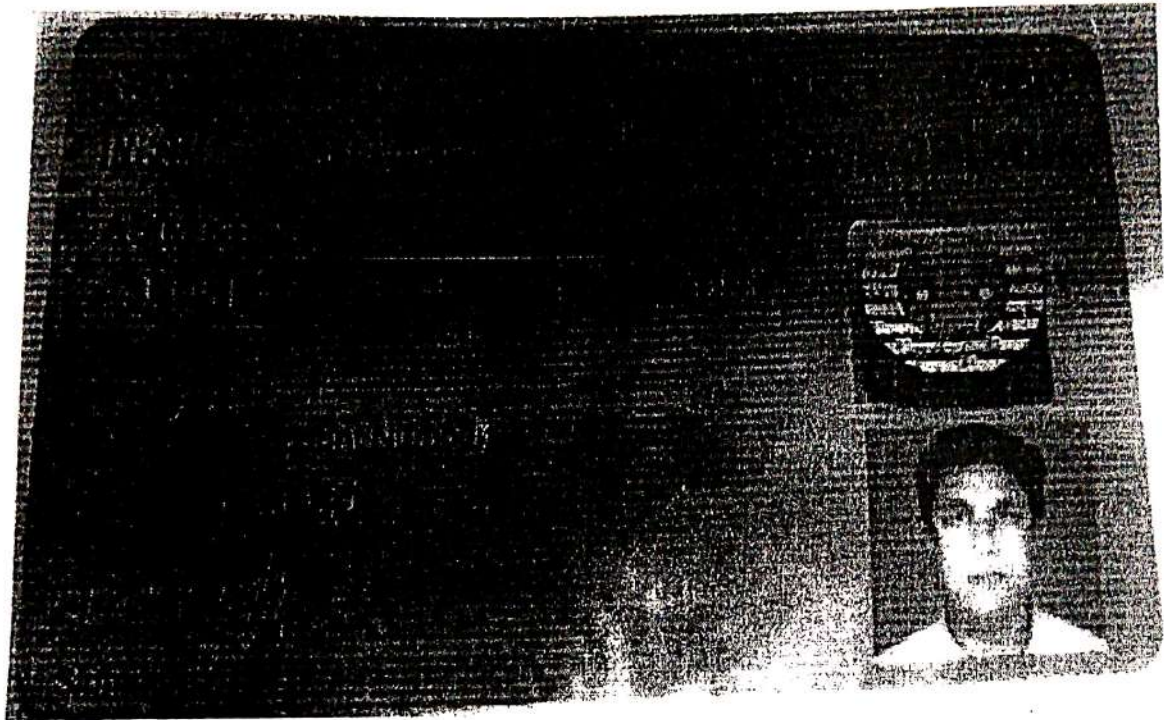
		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....







आयकर विभाग  
INCOME TAX DEPARTMENT  
SHARDA GUPTA



भारत सरकार  
GOVT. OF INDIA

RAM KEDAR GOYAL

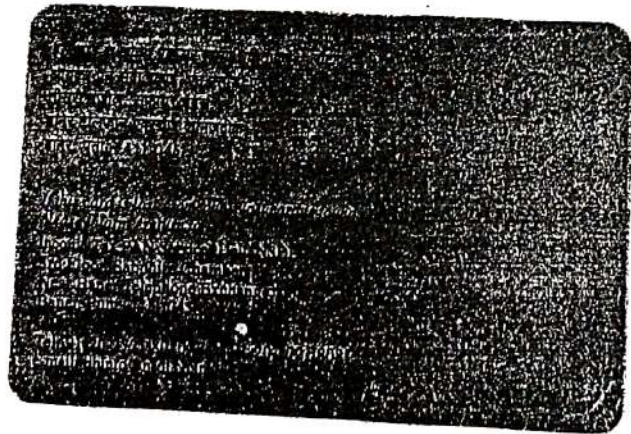
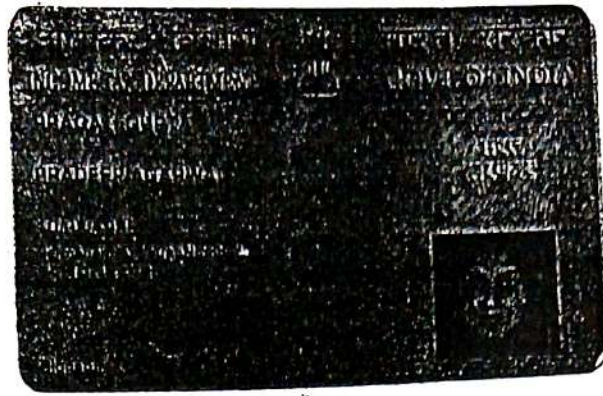
01/02/1953

Permanent Account Number  
ARCPG6082D

Sharda Gupta  
Signature



31032009





Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-030686179-1  
 GRN Date: 17/11/2018 17:08:39  
 BRN: 647098721  
 Payment Mode: Online Payment  
 Bank: HDFC Bank  
 BRN Date: 17/11/2018 17:16:00

## DEPOSITOR'S DETAILS

Id No. : 16050001712738/3/2018  
 [Query No./Query Year]

Name : SHARDA GUPTA  
 Contact No. : 09830171252  
 E-mail : rahulg252@gmail.com  
 Address : Lake Gardens18873  
 Applicant Name : Mr BIJOY SHAW  
 Office Name :  
 Office Address :  
 Status of Depositor : Buyer/Claimants  
 Mobile No. : +91 9830171252

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

## PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16050001712738/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	16050001712738/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	50021
<b>Total</b>				<b>90042</b>

In Words : Rupees Ninety Thousand Forty Two only

## Major Information of the Deed

Deed No :	I-1605-07349/2018	Date of Registration	19/11/2018
Query No / Year	1605-0001712738/2018	Office where deed is registered	
Query Date	13/11/2018 12:51:58 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIJOY SHAW ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874402489, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,28,24,201/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 50,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urbar area)		

### Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No. 258, Ward No: 093

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 7 Sq Ft	1/-	2,09,50,801/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>6.616Dec</b>	<b>1 /-</b>	<b>209,50,801 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2320 Sq Ft.	1/-	18,73,400/-	Structure Type: Structure










Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 820 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	<b>2320 sq ft</b>	<b>1 /-</b>	<b>18,73,400 /-</b>	
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Major Information of the Deed :- I-1605-07349/2018-19/11/2018

Land Lord Details :



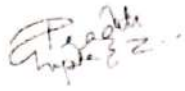


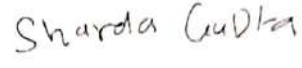
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>Smt RATNA BANERJEE</b> <b>(Presentant)</b> Wife of Mr SHARON BANERJEE Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Office	 19/11/2018	 LTI 19/11/2018	 19/11/2018
DEBMALYA APARTMENT,4TH FLOOR,39,MAHIM HALDER STREE, P.O:- KALIGHAT, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEAPB1219A, Status :Individual, Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Office				
2	<b>Smt SAJI DUTTA CHOUDHURY</b> Wife of Late ASOKE KUMAR DUTTA CHOUDHURY Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Office	 19/11/2018	 LTI 19/11/2018	 19/11/2018
258,PRINCE ANWAR SHAH ROAD, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATTPD3822F, Status :Individual, Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Office				
3	<b>Shri ASIM KUMAR DUTTA CHOWDHURY</b> Son of Late ASOKE KUMAR DUTTA CHOUDHURY Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Office	 19/11/2018	 LTI 19/11/2018	 19/11/2018
258,PRINCE ANWAR SHAH ROAD, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGGPD4698D, Status :Individual, Executed by: Self, Date of Execution: 19/11/2018 , Admitted by: Self, Date of Admission: 19/11/2018 ,Place : Office				

Major Information of the Deed :- I-1605-07349/2018-19/11/2018


**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS SHREE SIDDHI VINAYAK ENTERPRISE</b> 70C,GOBINDAPUR, P.O - LAKE GARDENS, P.S:- Lake, District -South 24-Parganas, West Bengal, India, PIN - 700045 , PAN No.:: ADTFS5008E, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	<b>Smt PRAGATI GUPTA</b> Wife of SHIVA GUPTA Date of Execution - 19/11/2018, , Admitted by: Self, Date of Admission: 19/11/2018, Place of Admission of Execution: Office	 <small>Nov 19 2018 2:44PM</small>	 <small>LTI 19/11/2018</small>	 19/11/2018
9,RAMLAL BAZAR ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No :: AJJPG3585C Status : Representative, Representative of : MS SHREE SIDDHI VINAYAK ENTERPRISE (as PARTNER)				
2	Name	Photo	Finger Print	Signature
2	<b>Smt SHARDA GUPTA</b> Wife of Shri RAJENDRA PROASAD GUPTA Date of Execution - 19/11/2018, , Admitted by: Self, Date of Admission: 19/11/2018, Place of Admission of Execution: Office	 <small>Nov 19 2018 2:36PM</small>	 <small>LTI 19/11/2018</small>	 19/11/2018
188/73,LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARCPG6082D Status : Representative, Representative of : MS SHREE SIDDHI VINAYAK ENTERPRISE (as PARTNER)				

**Identifier Details :**

Name & address	
Mr BIJOY SHAW Son of Late HARI PRASAD SHAW ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt RATNA BANERJEE, Smt SAJI DUTTA CHOUDHURY, Shri ASIM KUMAR DUTTA CHOWDHURY, Smt PRAGATI GUPTA, Smt SHARDA GUPTA	19/11/2018
	

Major Information of the Deed :- I-1605-07349/2018-19/11/2018

20/11/2018 Query No:-16050001712738 / 2018 Deed No :I - 160507349 / 2018, Document is digitally signed.

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RATNA BANERJEE	MS SHREE SIDDHI VINAYAK ENTERPRISE-2.20535 Dec
2	Smt SAJI DUTTA CHOUDHURY	MS SHREE SIDDHI VINAYAK ENTERPRISE-2.20535 Dec
3	Shri ASIM KUMAR DUTTA CHOWDHURY	MS SHREE SIDDHI VINAYAK ENTERPRISE-2.20535 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt RATNA BANERJEE	MS SHREE SIDDHI VINAYAK ENTERPRISE-773.33333300 Sq Ft
2	Smt SAJI DUTTA CHOUDHURY	MS SHREE SIDDHI VINAYAK ENTERPRISE-773.33333300 Sq Ft
3	Shri ASIM KUMAR DUTTA CHOWDHURY	MS SHREE SIDDHI VINAYAK ENTERPRISE-773.33333300 Sq Ft

Endorsement For Deed Number : I - 160507349 / 2018

On 19-11-2018

**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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:49 hrs on 19-11-2018, at the Office of the A.D.S.R. ALIPORE by Smt RATNA BANERJEE , one of the Executants.

**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 2,28,24,201/-

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

Execution is admitted on 19/11/2018 by 1. Smt RATNA BANERJEE, Wife of Mr SHARON BANERJEE, DEBMALYA APARTMENT,4TH FLOOR,39,MAHIM HALDER STREE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Smt SAJI DUTTA CHOUDHUR Wife of Late ASOKE KUMAR DUTTA CHOUDHURY, 258,PRINCE ANWAR SHAH ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife 3. Shri ASIM KUMAR DUTTA CHOWDHURY, Son of Late ASOKE KUMAR DUTTA CHOUDHURY, 258,PRINCE ANWAR SHAH ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person

Indetified by Mr BIJOY SHAW, , Son of Late HARI PRASAD SHAW, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-11-2018 by Smt PRAGATI GUPTA, PARTNER, MS SHREE SIDDHI VINAYAK ENTERPRISE, 70C,GOBINDAPUR, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045

Major Information of the Deed :- I-1605-07349/2018-19/11/2018



Indetified by Mr BIJOY SHAW, , Son of Late HARI PRASAD SHAW, ALIPORE JUDGES COURT, P O ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate  
Execution is admitted on 19-11-2018 by Smt SHARDA GUPTA, PARTNER, MS SHREE SIDDHI VINAYAK ENTERPRISE, 70C,GOBINDAPUR, P.O:- LAKE GARDENS, P.S - Lake, District -South 24-Parganas, West Bengal, India, PIN - 700045

Indetified by Mr BIJOY SHAW, , Son of Late HARI PRASAD SHAW, ALIPORE JUDGES COURT, P O ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021/- ( B = Rs 50,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB  
Online on 17/11/2018 5:16PM with Govt. Ref. No: 192018190306861791 on 17-11-2018, Amount Rs 50,021/-, Bank  
HDFC Bank ( HDFC0000014), Ref. No. 647098721 on 17-11-2018, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, b  
online = Rs 40,021/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5809, Amount: Rs.50/-, Date of Purchase: 04/10/2018, Vendor name: S DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB  
Online on 17/11/2018 5:16PM with Govt. Ref. No: 192018190306861791 on 17-11-2018, Amount Rs 40,021/-, Bank  
HDFC Bank ( HDFC0000014), Ref. No. 647098721 on 17-11-2018, Head of Account 0030-02-103-003-02

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1605-07349/2018-19/11/2018

20/11/2018 Query No:-16050001712738 / 2018 Deed No :I - 160507349 / 2018, Document is digitally signed.

Page 46 of 47



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 235890 to 235936  
being No 160507349 for the year 2018.



Digitally signed by Maitreyee Ghosh  
Date: 2018.11.20 14:54:43 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 20/11/2018 14:54:36  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)