

6374/25

6183/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AV 141363

15.18

21/04/2025  
24.53 Rs.  
Rs. 4972335

Additional Registrar of  
Assurances-IV, Kolkata

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

Additional Registrar of  
Assurances-IV, Kolkata

25 APR 2025

**THIS AGREEMENT** made this 25<sup>th</sup> day April Two Thousand and  
Twenty-Five **BETWEEN (1) BISWAJIT MAJUMDAR** son of Binod Chandra Majumdar  
(having **PAN AOQPM5108K** and **AADHAAR No. 8947 4111 2658**) by faith Hindu,  
by occupation Business, residing at A.B. 375, Samar Pally, Milan Bazar,

294239

PANKAJ SHROFF & CO.  
ADVOCATE  
Diamond Heritage, No 11, 6th Fl  
16, Strand Road,  
Kolkata-700 001

Sold to

Address

Rs

Date

22 MAR 2025

22 MAR 2025

**SIPRA DEVI**

Licence No. 18A

Code 21070

1, N. S. Road, Kolkata-700 001



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 APR 2025



Rajarhat Gopalpur(M), Police Station- Baguihati, Post Office - Milan Bazar, District: North 24 Parganas, Pincode - 700102, West Bengal, **(2) ASHISH KUMAR DANDAPAT** son of Ajit Kumar Dandapat (having **PAN AGRPD2491H** and **AADHAAR No. 7422 8086 6536**) by faith Hindu, by occupation Business, residing at Baragadra, Police Station- Sarenga, Post Office - Baragarrah, District: Bankura, Pincode - 722150, West Bengal and **(3) SANJAY BANGAL** son of Late Ajit Kumar Bangal (having **PAN AKCPB2483N** and **AADHAAR No. 2282 5296 5419**) by faith Hindu, by occupation Business, residing Tehsil, Bankura, Kulmara, Police Station- Bankura, Post Office - Keshiakole, District: Bankura, Pincode - 722155, West Bengal (hereinafter referred to as "the **Owners**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators and legal representatives and/or assigns) of the **ONE PART**

#### AND

**SHREE SAI INFRASTRUCTURE DEVELOPMENT** (having **PAN AEMFS2371A**), a partnership firm within the meaning of The Indian Partnership Act, 1932, having its registered office at CE/1/A/9, Street No.214, Action Area -I, New Town, Police Station and Post Office - New Town, Kolkata - 700 156, represented by its Partners namely, **(i) Mr. Ashish Kumar Dandapat** son of Ajit Kumar Dandapat (having **PAN AGRPD2491H** and **Aadhaar 7422 8086 6536**) and **(i) Mr. Biswajit Majumdar** son of Binod Chandra Majumdar (having **PAN AOQPM5108K** and **Aadhaar 8947 4111 2658**) and **(iii) Mr. Sanjay Bangal** son of Late Ajit Kumar Bangal (having **PAN AKCPB2483N** and **Aadhaar 2282 5296 5419**) (hereinafter referred to as "the **Developer**", which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being their respective heirs executors administrators legal representatives successors and/or assigns) of the **OTHER PART**:

#### WHEREAS:

- A. The Owners are the absolute owners of **ALL THAT** messuages tenements hereditaments dwelling houses sheds structures and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs 13 Chittacks 20 Square feet more or less situate and lying at and being Holding No.135/2233(17/2233), Krishnapur Road, Kolkata-700159, {comprised in R.S. Dag Nos. 3210 (14 Decimal more or less) and 3210/4665 (10.53 Decimal more or less) recorded in R.S. Khatian No. 64 corresponding to L.R. Dag No.5673 (24.53 Decimal more , or less) recorded in L.R. Khatian



✓





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260034178618

GRN Details

|                        |                     |                     |                         |
|------------------------|---------------------|---------------------|-------------------------|
| GRN:                   | 192025260034178618  | Payment Mode:       | SBI Epay                |
| GRN Date:              | 25/04/2025 10:57:36 | Bank/Gateway:       | SBIEpay Payment Gateway |
| BRN :                  | 9294640049145       | BRN Date:           | 25/04/2025 10:58:10     |
| Gateway Ref ID:        | CHT2236882          | Method:             | State Bank of India NB  |
| GRIPS Payment ID:      | 250420252003417860  | Payment Init. Date: | 25/04/2025 10:57:36     |
| Payment Status:        | Successful          | Payment Ref. No:    | 2001097712/4/2025       |
| [Query No*/Query Year] |                     |                     |                         |

Depositor Details

|                           |                                                                         |
|---------------------------|-------------------------------------------------------------------------|
| Depositor's Name:         | Mr BISWAJIT MAJUMDAR                                                    |
| Address:                  | AB-375, SAMARPALLY, P.O- MILAN BAZAR, P.S-BAGUIHATI, WEST BENGAL-700102 |
| Mobile:                   | 8482000015                                                              |
| Period From (dd/mm/yyyy): | 25/04/2025                                                              |
| Period To (dd/mm/yyyy):   | 25/04/2025                                                              |
| Payment Ref ID:           | 2001097712/4/2025                                                       |
| Dept Ref ID/DRN:          | 2001097712/4/2025                                                       |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001097712/4/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 75020      |
| 2       | 2001097712/4/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
| Total   |                   |                                          |                    | 75041      |

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.



Nos.1739, 1740, 1741 all in Mouza Krishnapur, J.L. No. 17} under Police Station Bagulhati, in the District of North 24-Parganas (fully described in the **FIRST SCHEDULE** hereunder written and shown as a single contiguous plot in the plan annexed hereto duly bordered thereon in 'Red' and hereinafter referred to as "the **said Premises**"), in equal one-third shares, free from all encumbrances, charges, liens, lispendens and liabilities and are in peaceful possession thereof, having purchased the same by the following two Deeds of Conveyance:

- (i) Deed of Conveyance dated 20<sup>th</sup> November 2024 registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No.1904-2024, Pages 884265 to 884294, Being No.190417486 for the year 2024, whereby the Owners purchased 14 Decimal out of 22 Decimal land comprising of divided demarcated portion of R.S. Dag No.3210 in Mouza Krishnapur from (a) Chitta Ranjan Mondal son of late Nilmoni Mondal, (b) Sm. Moni Mondal wife of late Monindra Nath Mondal and (c) Abhishek Mondal son of Arabinda Mondal, absolutely and forever;
  - (ii) Deed of Conveyance dated 20<sup>th</sup> November 2024 registered with the Additional Registrar of Assurances-IV, Kolkata in Book I, Volume No.1904-2024, Pages 882378 to 882400, Being No.190417001 for the year 2024, whereby the Owners purchased 10.53 Decimal out of 40 Decimal land comprising of divided demarcated portion of R.S. Dag No.3210/4665 in Mouza Krishnapur from Chitta Ranjan Mondal son of late Nilmoni Mondal, absolutely and forever.
- B. The names of the Owners are recorded as 'raiyyat' in the L.R. Record of Rights in respect of the said Premises vide L.R. Khatian Nos.1739, 1740, 1741. Facts about the devolution of title to the said Premises in favour of the Owners hereto morefully mentioned in the said two Deeds of Conveyance both dated 20.11.2024 recited hereinabove in part.
  - C. Plan for construction of a ground plus four storeyed new building at the said Premises has been sanctioned by the Bidhannagar Municipal Corporation vide Building Permit No. SWS-OBPAS/2109/2025/0337 dated 23.04.2025.
  - D. In view of the complexities involved in the construction of new building, the Owners approached the Developer for construction of such new building by applying modern techniques and in accordance with the applicable laws and to commercially exploit the same and upon mutual discussions and

negotiations by and between the Parties, the Developer agreed to develop the said Premises for mutual benefit and for the consideration, on *inter-alia* the following understanding:

- (i) the Owners would provide the land contained in the said Premises for construction of the new building thereat as per the said building plan sanctioned by the Owners and the Developer from the Bidhannagar Municipal Corporation as be revised by them from time to time;
- (ii) the Developer would be responsible for marketing and commercial exploitation of the Saleable Areas in Project and the Owners shall execute a power of attorney in favour of the Developer to enter in agreement for sale and deed of conveyance of Saleable Areas with the Intending Buyers;
- (iii) the Owners and the Developer would share the gross revenue generated from the sale of the Saleable Areas in the Project in the ratio 30%:70% irrespective of whether the same may lead to profit or loss to either of them;
- (iv) none of the Parties would back out from the joint venture whether the same leads to risk of loss or reward of profit from the Project.

E. To avoid any misunderstanding, the Parties are desirous of recording the detailed terms and conditions agreed between them with regard to the construction of the new building and commercially exploiting the same as a joint venture project as hereinafter contained:

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

**1. DEFINITIONS AND INTERPRETATIONS:**

1.1 In these presents unless there be something contrary or repugnant to the subject or context:

- (a) "Act" or "said Act" shall mean the Real Estate (Regulation and Development) Act, 2016 or any other act or law as may be applicable to the Project and wherever the context so permits include the rules framed thereunder and notifications passed in connection therewith;

- (b) **"Architect"** unless changed by the Parties mutually, shall mean Mr. Prabhat Machhar of Ekta Floral 27 Christopher Road, Kolkata - 700046.
- (c) **"Association"** shall mean any Association of Persons, Society, Company or other body that may be formed of the Intending Buyers of the Saleable Areas along with the Owners and the Developer in respect of the Unsold Areas for operation, maintenance and management of the Common Areas and Installations and other Common Purposes (defined below);
- (d) **"Building Plan"** shall mean the plan sanctioned by the Bidhannagar Municipal Corporation for construction of ground plus four storeyed building at the said Premises vide Building Permit No.SWS-OBPAS/2109/2025/0337 dated 23.04.2025 and include any other revised building plan and all sanctionable modifications thereof and/or alterations thereto as may be necessary and/or required from time to time as per the recommendation of the Architect.
- (e) **"Common Areas and Installations"** shall mean and include the areas, installations and facilities as be expressed by the Developer in consultation with the Owners for common use of the Intending Buyers, the Owners and the Developer.
- (f) **"Common Expenses"** shall mean and include all costs, charges and expenses incurred for operation, maintenance and management of the Common Areas and Installations and other Common Purposes (defined below).
- (g) **"Common Purposes"** shall mean and include the purposes of operation, maintenance and management of the Common Areas and Installations; rendition of common services in common to the Intending Buyers; collection and disbursement of the Common Expenses; regulating mutual rights, obligations and liabilities of the Intending Buyers; and dealing with the matters of common interest of the Intending Buyers.
- (h) **"Deposits"** shall mean certain deposits to be taken by the Developer from the Intending Buyers of the Saleable Areas for the purposes as mentioned in Clause 7.2 hereunder written and such deposits shall not form part of the Gross Revenue of the Project.



- (i) **"Developer's Share of Gross Revenue"** shall mean 70% (seventy percent) of the Gross Revenue/Realizations.
- (j) **"Extras"** shall mean certain charges and expenses to be taken by the Developer from the Intending Buyers of the Saleable Areas for the purposes as mentioned in Clause 7.1 hereunder written and such charges shall not form part of the Gross Revenue of the Project.
- (k) **"Owners' Share of Gross Revenue"** shall mean 30% (thirtypercent) of the Gross Revenue/Realizations.
- (l) **"Gross Revenue Sharing Ratio"** shall mean the ratio of sharing of the Gross Revenue/Realizations between the Owners and the Developer being 30%:70% respectively.
- (m) **"Intending Buyers"** shall mean the persons desirous of owning/acquiring the Saleable Areas at the said Premises from the Parties hereto and include the Owners and the Developer for the Unsold Areas.
- (n) **"New Building"** shall mean the ground plus fourstoreyed building or higher storeyed building, as be sanctioned by the Bidhannagar Municipal Corporation and other structures to be constructed and installations to be installed by the Developer at the said Premises and shall include the Parking Spaces for motor cars thereat.
- (o) **"Parking Spaces"** shall mean and include the covered, open and mechanized parking spaces at the said Premises for parking of motor cars as planned by the Developer in consultation with the Architect and the Owners.
- (p) **"Project"** shall mean (i) construction of the New Building at the said Premises in accordance with Building Plan and making the same fit for occupation, (ii) sale of the Saleable Areas at the said Premises in favour of Intending Buyers and (iii) all acts deeds matters and things to be done or caused to be done in respect of the aforesaid as per the terms of this Agreement.
- (q) **"ProjectAdvocates"** unless changed by the Parties mutually, shall mean Messrs. Pankaj Shroff & Co., Advocates of Diamond Heritage,

N611, 6<sup>th</sup> floor, 16 Strand Road, Kolkata-700001, for drafting of necessary documents for sale of the Saleable Areas.

- (r) **"Project Bank Account"** shall mean the bank account to be opened for all Realizations/Gross Revenue generated from the Project and operated only for distribution of such Realizations between the Parties hereto as and in the manner mentioned in Clause 6 hereunder and its sub-clauses.
- (s) **"Realizations"** or **"Gross Revenue"** shall mean the sale proceeds, booking amounts, advances, Extras (mentioned in Clause 7.1 hereunder) and other incomings realized from sale of the Saleable Areas forming part of this joint venture agreement or any part thereof and from transfer of any rights/privileges at the said Premises as mentioned in clause 6 hereunder and its sub-clauses but shall not include the Deposits and Goods & Services Tax as mentioned in clauses 7.2 and 7.3 respectively hereunder.
- (t) **"said Premises"** shall mean **ALL THAT** piece and parcel of land containing an area of 14 Cottahs 13 Chittacks 20 Square feet more or less situate and lying at and being municipal Holding No.135/2233(17/2233) Krishnapur Road, Police Station Baguihati, Kolkata - 700159, fully described in the **First Schedule** hereunder written and wherever the context so permits or intends shall include the New Building.
- (u) **"Saleable Areas"** shall mean and include the Units, Parking Spaces, terraces attached to Units and other areas at the said Premises capable of being transferred independently or as appurtenant to any Unit and shall also include any other right/privilege at the said Premises capable of being commercially exploited or transferred for money.
- (v) **"Specifications"** shall mean the specifications as per which the New Building shall be constructed, erected and completed as may be mutually agreed by the Parties in writing.
- (w) **"Units"** shall mean and include the residential flats, commercial showrooms, offices and other constructed spaces to be constructed by the Developer in the New Building at the said Premises.

- (x) **"Unsold Areas"** shall mean the areas, out of the Saleable Areas to be identified between the Parties as aforesaid, in respect of which no agreement for sale is entered into with the Intending Buyers even upon the Bidhannagar Municipal Corporation issuing its completion certificate in respect of the New Building at the said Premises.
  - (y) The term or expression '**Party**' according to the context refers to the Owners or the Developer and the term or expression '**Parties**' refers to the Owners and the Developer jointly.
- 1.2 The paragraph heading and clause titles appearing in this agreement are for reference only and shall not affect the construction or interpretation of any terms hereof.
  - 1.3 A singular word includes the plural, and vice versa.
  - 1.4 A word which suggests one gender includes the other genders.
  - 1.5 A Clause includes sub-clause/s, if any, thereof.
  - 1.6 If a word has been defined, another part of speech of such word shall have the corresponding meaning.
- 2. AGREEMENT:**
- 2.1 The Parties confirm to have entered into this Agreement for development of the said Premises and construction of the New Building and commercially exploiting the same for mutual benefit on joint venture basis on the terms and conditions herein recorded.
  - 2.2 The Developer has caused to be satisfied itself about the marketable title of the Owners in respect of the said Premises.
  - 2.3 The Owners confirm to have agreed to provide the land contained in the said Premises free from encumbrances and in the sanctioned Building Plan for construction of the New Building AND the Developer agrees and confirms (i) to pay all costs for construction of the New Building and other expenses relating to the Project as herein contained, (ii) to be responsible to construct such New Building at the said Premises as per the agreed Specifications and in the manner mentioned hereunder, (iii) to be responsible for the marketing and sale of the Saleable Areas thereat and (iv) to comply with all its other obligations herein contained, as and on the terms and conditions herein contained.



- 2.4 All Realizations made by the Developer from bookings and agreements for sale of the Saleable Areas shall be deposited in the Project Bank Account as mentioned in clause 6.1 herein below AND the Gross Revenue generated from the Saleable Areas of the Project shall be shared and distributed between the Owners and the Developer in the Gross Revenue Sharing Ratio of 30%:70% respectively as per the provisions mentioned in clause 6.2 herein and its sub-clauses irrespective of whether the same may lead to profit or loss for the Parties hereto.
- 2.5 The Owners shall be entitled to (a) the Owners' Share of Gross Revenue, (b) 30% of the Unsold Areas and (c) other rights and benefits hereby agreed to be granted to the Owners hereunder or intended so to be AND the Developer shall be entitled to (a) the Developer's Share of Gross Revenue, (b) 70% of the Unsold Areas, (c) other rights and benefits hereby agreed to be granted to the Developer hereunder or intended so to be and (d) Extras, Deposits and GST (Goods and Services Tax) as herein mentioned.
- 2.6 None of the Parties shall back-out from this joint venture arrangement irrespective of whether the same leads to risk of loss or reward of profit from the Project.
- 2.7 The Parties admit and acknowledge that each of the promises herein contained is the consideration for the other.

### **3. AUTHORITY TO CONSTRUCT AND TITLE:**

- 3.1 **Authority to the Developer to undertake construction:** The Owners have already allowed and do hereby confirm to have allowed the Developer to enter upon the said Premises only to undertake the construction of the New Building as a mere licensee. In this regard, it is made clear that nothing contained in this agreement shall be construed as making over of possession of the said Premises unto the Developer by the Owners within the meaning of Section 53A of The Transfer of Property Act, 1882.
- 3.2 **Ensure Continuing Marketability:** The Owners shall ensure that they will keep their title to the said Premises marketable and free from all encumbrances till completion and transfer of Saleable Areas of the Project.
- 3.3 **Encumbrance or Liability Found:** Notwithstanding the aforesaid, in case any encumbrance is found to be affecting the said Premises or any part

thereof or any person claims title thereto or any part thereof, the Owners shall remove and cure the same at their own costs and expenses promptly.

**4. CONSTRUCTION OF THE NEW BUILDING:**

- 4.1 **Survey & Soil Testing:** The Developer shall at its own costs and expenses carry out necessary survey and soil testing and other preparatory works required for construction of the New Building at the said Premises.
- 4.2 **Preparation and Sanction of Building Plan:** It is recorded that the Parties have already at their own costs obtained sanction of the Building Plan from the Bidhannagar Municipal Corporation for construction of ground plus four storeyed building at the said Premises as aforesaid.
- 4.3 **Approvals for Development:** The Developer shall, at its own costs and expenses, apply for and obtain all other permissions, clearances, no objection certificates and other approvals in its name as may be required for carrying out construction of the New Building.
- 4.4 **Construction:**
- (a) The Developer shall solely be responsible to construct and build the New Building (including the Common Areas and Installations) as per the Specifications mutually agreed between the Parties, upon due compliance of the Building Plan and laws, rules and regulations applicable over the same.
  - (b) The Developer shall be in the control, management and supervision of all construction activities at the said Premises.
  - (c) At any time during the construction of the New Building, the Owners and/or its authorized agents shall be at liberty to view the construction and the progress thereof.
- 4.5 **Construction Costs:** All costs and expenses required for construction of New Building shall be borne and paid by the Developer;
- 4.6 **Construction Team:** Other than the Architects, who have been selected jointly by the Parties, the entire team of people required for planning and construction of the New Building, shall be such persons as may be selected by the Developer. All persons employed by the Developer for the purpose of construction such as architect, contractors, engineers, labourers, care-takers,

etc. shall be the persons under appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc., or their acts in any manner and shall have no responsibility towards them or any of them and all the responsibilities in that behalf shall be that of the Developer.

- 4.7 **Utilities required for development of the Project:** The Developer shall be entitled to apply for and obtain temporary and/or permanent connections of water, electricity, drainage, sewerage and/or other utilities inputs and facilities from the appropriate authorities required for development of the Project, at its own cost. Without affecting its entitlement as aforesaid, the Developer shall be entitled to use the existing connections of water, electricity, drainage, sewerage and/or other utilities inputs and facilities at the said Premises and costs for user of such existing utilities and facilities shall be a part of cost of the Project and be borne and paid by the Developer.
- 4.8 **General Authority:** The Developer shall be authorized and empowered in the name of the Owners to apply for and obtain all permissions, approvals and clearances from any authority whether local, state or central for the development of the Project and also to sign and execute all papers and applications and get the same submitted to and sanctioned by the appropriate authorities from time to time for making constructions, reconstructions, modifications, additions and/or alterations in the New Building or any portion thereof and/or for obtaining any utilities and permissions and/or doing all acts deeds and things in compliance of the Building Plan and laws applicable over the same as they may be advised by their Architect or directed by the Bidhannagar Municipal Corporation or other authorities.
- 4.9 **Time for Construction:** The Developer shall construct the New Building within 03 (three) years from the date hereof with a grace period of 12 (twelve) months. The New Building shall be deemed to be complete upon the Developer completing construction of the same as per the agreed Specifications and the issuance of the completion certificate by both the Architect and the Bidhannagar Municipal Corporation in respect thereof.
- 4.10 **Cost of Construction of the New Building:** It is expressly agreed and made clear that the Owners shall not be liable to contribute or pay any fees charges and costs towards the construction or development of the New Building thereat.

## 5. **MARKETING, PRICING AND TRANSFER OF SALEABLE AREAS:**



- 5.1 **Marketing and Pricing:** The Developer shall be responsible for the marketing of the Saleable Areas in the New Building, i.e. to say (i) advertise and publicize via all medias, put hoardings, print and distribute pamphlets/brochures, etc. for the Project, (ii) appoint consultants, marketing agents, brokers, selling agents for the Project and (iii) do all other acts deeds and things required for the marketing of the Saleable Areas in the New Building to sell the same to Intending Buyers. All costs and expenses for marketing of the Project shall be exclusively borne and paid by the Developer. The base-rate for sale of the Saleable Areas shall be fixed by the Developer and the Owners mutually from time to time keeping in view the market-demand and market-prices in the vicinity and shall be reviewed regularly as and when required.
- 5.2 **Brokerage:** The Parties have agreed that all brokerage as be payable to the marketing agents for mediating sale of the Saleable Areas shall borne and paid by the Developer alone and the Owners shall not be liable therefore.
- 5.3 **Transfer:** The sale and transfer of the Saleable Areas shall be carried out and conducted by the Parties jointly on the following terms and conditions:
- (i) **Bookings and Allotments:** The Developer alone shall accept bookings and make allotments in respect of any Unit, Parking Space or other Saleable Areas in favour of any Intending Buyer at the rates mutually fixed by the Parties from time to time and to cancel revoke or withdraw the same if the situation so warrants according to the Developer.
  - (ii) **Execution and Registration of Agreements for Sale and Deeds of Conveyance:** All agreements, nomination agreements, supplemental agreements, rectification deeds, deeds of conveyance, etc. relating to sale of the Saleable Areas shall have both the Owners and the Developer as Parties and the representative of the Developer shall execute and register the same in favour of Intending Buyers. The Owners shall execute a power of attorney in favour of the Developer and/or its representatives to enter in agreement for sale and deed of conveyance of Saleable Areas with the Intending Buyers.
  - (iii) **Scheme of Sale and Transfer:** The Saleable Areas shall be sold conveyed and transferred jointly by the Owners and the Developer by documents which shall be prepared by the Project Advocates in consultation with the Owners and the Developer.

- (iv) **Sale and Transfer to be free from all encumbrances:** The sale of the Saleable Areas (including the land comprised in the said Premises or any share thereof as being property appurtenant to any Saleable Area) in favour of Intending Buyers shall be free from encumbrances created made done or suffered by the Owners or the Developer and any claim, liability or encumbrance (not being any encumbrance created pursuant to any Intending Buyer taking housing loan) if so found to be affecting such Saleable Area shall be promptly and diligently cleared by the Party responsible for the same.
- (v) **Documentation:** All booking forms, agreements, contracts, nomination deeds, sale deeds, rectification deeds and other documents for sale of the Saleable Areas in the New Building shall be prepared and finalized by Project Advocates in consultation with the Owners and the Developer.

## **6. PROJECT BANK ACCOUNT, REALIZATIONS AND ACCOUNTING:**

**6.1 Project Bank Account:** The Parties have agreed that they shall open a current account with a Bank and the same shall be operated by the Developer and all Realizations, being the sale proceeds, consideration, advances and other incomings received from the sale of the Saleable Areas or any part thereof or in any way relating to the Project (other than the Extras, Deposits and Goods and Services Taxes mentioned in Clause 7 hereunder) shall be deposited in such specified bank account.

- (a) All Intending Buyers shall be required to be and shall be directed to make payments of the Realizations receivable from the Intending Buyers against sale of the Saleable Areas by issuing all cheques, Pay Orders and other negotiable instruments or by NEFT, RTGS or like mode only in the name of the said Project Bank Account and all booking forms, agreements for sale and other relevant documents for the purpose shall specify the requirement of payment of the Realizations by the Intending Buyers in the name of or to the Project Bank Account as aforesaid. All Taxes Deducted at Source (TDS) by the Buyers shall be from sale amount both on account of Owner as well as Developer in proportion to their respective shares till the sale of Saleable Areas and thereafter be on account of the Developer.
- (b) All cheques/pay orders/demand drafts and other negotiable instruments received, or payments received by NEFT, RTGS or like mode in respect of the said Realizations shall be received by

Developer for the purpose of distribution in the Gross Revenue Sharing Ratio in the manner mentioned hereinafter.

- (c) All receipts for the payments received by the Developer as aforesaid shall be issued by the Developer and the same shall be binding on the Owners and shall be a valid discharge to the persons making such payment.
- (d) The Developer shall every quarter submit the statements of the said Project Bank Account to the Owners to make the accounting transparent and the Owners shall be entitled to check, cross check and/or verify such statements.

**6.2 Distribution of Realizations:** All Realizations from sale of the Saleable Areas shall be distributed between the Owners and the Developer in the Gross Revenue Sharing Ratio from time to time as be mutually agreed between the Parties and in compliance of the provisions of the said Act.

6.2.1 It is made clear that if any part of the Realizations is required to be kept aside in escrow for the Project under the provisions of the said Act, such part of the Realizations shall be kept aside in escrow in the Project Bank Account itself in the Gross Revenue Sharing Ratio by both the Owners and the Developer.

6.2.2 All benefits of interest accruing on the amounts lying credited in the Project Bank Account shall be shared and distributed between the Owners and the Developer in the Gross Revenue Sharing Ratio.

6.3 All Extras, Deposits and GST charged to the Intending Buyers shall be received by the Developer separately as mentioned in Clause 7.1, 7.2 and 7.3 hereunder and the Developer shall not be required to deposit the same in the Project Bank Account.

**6.4 Cancellation of Booking:** In case of cancellation of any booking or agreement for sale of any Intending Buyer in respect of any Saleable Area, the Developer shall refund the advances/part payments until then received from such Intending Buyer at actual and in case the Owners' Share in such booking amount has been paid to them, then the Owners shall reimburse their share in such booking amount to the Developer within 30 days of such refund by the Developer to the Intending Buyer. Any amount forfeited from the Intending Buyer due to cancellation of any booking or agreement for sale



shall be shared and distributed between the Parties in the Gross Revenue Sharing Ratio after adjustment of brokerage if so paid to any marketing agent/person for such transaction.

- 6.5 **Accounting of Gross Revenue:** The accounting with regard to the Gross Revenue/Realizations in respect of the Project shall be done quarterly by the Developer. The Owners shall be entitled to inspect the records of statements of the Project Bank Account and to take extracts and abstracts therefrom as the Owners may deem fit and proper.

- (a) All bank statements of the Project Bank Account and records with regard to sale of the Saleable Areas shall be kept at the corporate office of the Developer.
- (b) The final accounting of the Gross Revenue/Realization and its distribution in respect of the Project shall be completed within 06 (six) months of completion of the New Building and sale of all the Saleable Areas thereat or earlier if the parties mutually agree and all amounts and balances, if any lying in the Project Bank Account shall be distributed in the Gross Revenue Sharing Ratio and in the event if it is found that any party has withdrawn amounts more than its entitlements, such party shall pay to the other party its entitlement forthwith.

## 7. **EXTRAS, DEPOSITS AND GST:**

- 7.1 **Extras:** In addition to the price of units comprised in the Saleable Areas, the Developer shall be entitled to charge the Intending Buyers of the Saleable Areas certain expenses concerning the Project mentioned under the heading 'Extras' in the **SECOND SCHEDULE** hereunder written.
- 7.2 **Deposits:** The Developer shall also be entitled to take deposits from the Intending Buyers on certain heads to secure itself in regard to the obligations and liabilities of the Intending Buyers mentioned under the heading "Deposits" in the **SECOND SCHEDULE** hereunder written.
- 7.3 **GST:** The Goods and Services Tax ('GST') charged to and received from the Intending Buyers shall be transferred in a separate bank account to be operated by the Developer to meet the payments on account of GST. In case any other tax, levy or imposition by any name called is introduced or becomes chargeable to and received from the Intending Buyers in addition to

GST then the same shall also be transferred to such separate account. The Developer shall make timely payment of GST and other taxes collected from the Intending Buyers to the concerned authority.

- 7.4 It is expressly agreed between the Parties that any amount received from the Intending Buyers on account of Deposits or GST shall be received by the Developer separately and by separate cheques and the Developer shall not route such payments through the Project Bank Account and that all such payments shall be appropriated and accounted for separately by the Developer without being required to furnish any account to the Owners with regard thereto.
- 7.5 Upon completion of construction of the New Building and formation of the association of the Intending Buyers, the Developer shall transfer the Deposits lying with it to such association of the Intending Buyers.

## 8. **UNSOLD AREAS:**

- 8.1 Out of the Saleable Areas in the Project, in respect of which no bookings and/or agreement for sale are made upon the receipt of the completion of construction of the New Building and issuance of the completion certificate by the Bidhannagar Municipal Corporation (herein defined and referred to as "**Unsold Areas**") shall be identified and allocated by and between the Parties hereto amongst themselves within 30 days thereafter on the basis of the Gross Revenue Sharing Ratio {i.e. 30% of the Unsold Areas as identified together with the proportionate undivided share in the land of the said Premises and in the Common Areas and Installations attributable thereto shall be allocated to the Owners (hereinafter referred to as "**the Owners' Areas**") and 70% of the Unsold Areas as identified together with the proportionate undivided share in the land of the said Premises and the Common Areas and Installations attributable thereto shall be allocated to the Developer (hereinafter referred to as "**the Developer's Areas**")}. Such separate allocation shall be done on pari-passu basis (having regard to location, floor, nature of use, etc.) and in a manner so that there is no extra advantage arising therefrom to either the Owners or the Developer.
- 8.2 All Extras and Deposits mentioned in clauses 7.1 and 7.2 above in respect of the Owners' Areas in the New Building shall be the liability of the Owners and those in respect of the Developer's Areas shall be liability of the Developer and the same shall be paid after identification and allocation of the respective areas of the Parties hereto as be mutually agreed between them.

- 8.3 Further, the Owners shall bear and pay the maintenance charges and other outgoings in respect of the Owners' Areas and those payable in respect of the Developer's Areas shall be borne and paid by the Developer.
- 8.4 In case of separate identification and allocation of the Unsold Areas as stipulated in Clause 8.1 hereinabove, the Parties have agreed that:
- (a) The Owners' Areas shall absolutely belong to the Owners and the Developer's Areas shall absolutely belong to the Developer.
  - (b) The Owners shall be entitled to sell and transfer the Owners' Areas independent of the Developer to Intending Buyers at such consideration and on such terms and conditions as it may deem fit and proper without the consent of the Developer and/or to retain and own the same for its sole benefit and likewise the Developer shall be entitled to sell and transfer the Developer's Areas independent of the Owner to Intending Buyers at such consideration and on such terms and conditions as it may deem fit and proper without the consent of the Owners and/or to retain and own the same for its sole benefit. However, the deed of conveyance for transferring the Owners' Areas as well as the Developer's Areas (including the undivided proportionate share in the land and common areas appertaining thereto) shall be executed by both the Owners as well as the Developer jointly in respect of the Owners' Areas as well as the Developer's Areas.

## **9. COMMON PURPOSES AND TITLE DEEDS:**

- 9.1 As a matter of necessity the Owners and the Developer and all Intending Buyers deriving right title or interest from them shall in occupying, using and enjoying their respective areas would be bound and obliged to observe fulfill and perform the rules regulations obligations covenants and restrictions from time to time put in force by the Owners and the Developer for the quiet and peaceful use enjoyment and management of the New Building and in particular the Common Areas and Installation and to pay, regularly and punctually, municipal and other rates and taxes, water tax, electricity charges, and all other taxes, impositions, levies, fees, cess, betterment fees or development charges, statutory liabilities under any statute rules and regulations and other outgoings whether existing or as may be imposed or levied or enhanced at any time in future on or in respect of their respective areas in the New Building and also to pay proportionate share of the common



expenses and monthly maintenance charges, generator operation charges etc., at such rate as be determined by the Developer for the New Building.

- 9.2 The Developer shall form an Association of the persons who have purchased Units in the New Building for the operation maintenance and management of the Common Areas and Installations and other Common Purposes and until such time as such Association is formed, the Developer or its nominee shall be responsible to and look after such activities.
- 9.3 The Owners shall keep the original title deeds of the said Premises in their safe custody un-obliterated and un-cancelled and in no event shall create any charge, mortgage or third-party interest against the same. The Developer shall be entitled to have inspection and/or production of such original title deeds before any of the authorities, banks or Intending Buyers and in such cases the Owners agree to produce the same.
- 9.4 Upon completion of construction of the New Building and sale of all Saleable Areas in entirety and formation of the association of Intending Buyers thereof, the original title deeds of the said Premises shall be delivered by the Owners to such association of the Intending Buyers PROVIDED THAT in the event there remains any Unsold Areas in the New Building and the same is retained by the Owner then the Owners shall be entitled to continue to have custody of such original title deeds subject however to applicable laws.

#### **10. MUTUAL COVENANTS:**

- 10.1 The Parties do hereby agree and covenant with each other to render necessary co-operation to the other Party at all stages of the Project.
- 10.2 The Owners do hereby further agree and covenant with the Developer not to let out, grant lease/license, mortgage, charge, sell, transfer, alienate or otherwise encumber or part with possession of or create any interest of a third party into or upon their share in the said Premises or any part or portion of the said Premises or any construction thereon as from the date hereof save only in accordance with the in terms hereof.

#### **11. OTHER OBLIGATIONS OF THE DEVELOPER:**

- 11.1 The Developer agrees, covenants and undertakes to comply with the following:

- (a) obtain registration of the Project under and comply with all the provisions of the said Act or any other laws applicable to the Project;
- (b) obtain necessary insurance policy (from a reputable insurance company) to keep the New Building insured;
- (c) maintain proper security of the said Premises and also the goods, articles, equipments etc. lying thereat and keep the said Premises free from any kind of encroachments;
- (d) provide the Owners quarterly statements about the Gross Revenue generated from sale of the Saleable Areas.

## **12. FORCE MAJEURE:**

- 12.1 The Parties shall not be held responsible for any consequences or liabilities under this Agreement if any of the Party is prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (i) acts of god, pandemic, lockdown, etc. (ii) acts of nature such as earthquake, storm, lightning, flood, etc. (iii) acts of war (iv) fire (v) insurrection (vi) terrorist action (vii) civil unrest (viii) riots (ix) any notice, order of injunction, litigation, attachments, etc., not occasioned at the instance or due to any laches, negligence, omission or act of the Party committing the default (x) any rule or notification of the government or any other public authority and (xi) any act of government such as change in legislation or enactment of new law or restrictive laws or regulations.

## **13. DEFAULTS:**

- 13.1 The Parties have expressly agreed that neither Party shall be entitled to claim losses from the other Party on account of loss of business, anticipated loss of profits, loss of goodwill, etc.
- 13.2 Nothing contained hereinabove shall affect the right of either party to sue the other for specific performance of this contract and/or damages.

## **14. INDEMNITY:**

- 14.1 Both the parties shall indemnify and keep the other party saved harmless and indemnified of and from all or any loss damage cost claim demand action prosecution penalty or proceeding that they or any of them may suffer or incur owing to any default or negligence of the other in carrying out their respective obligations in terms of this Agreement.

**15. MISCELLANEOUS:**

- 15.1 All municipal rates taxes and other outgoings payable in respect of the said Premises till the date of the Intending Buyers of the Saleable Areas becoming liable for payment of the same shall be borne and paid by the Owners and the Developer in the proportion in which they own the said Premises.
- 15.2 The Intending Buyers shall be entitled to take housing loans from any Banks or Financial Institutions for the purpose of payment of the price/consideration, extras and deposits and/or stamp duty, registration fees etc. payable by them in respect of their respective Saleable Areas.
- 15.3 The Owners do hereby agree and confirm that the Developer shall be entitled to obtain finance from banks, Non-Banking Financial Companies, private equity fund and/or the financial institutions upon such terms and conditions as may be required by the Developer in respect of and for the construction of the New Building. The Owners shall extend necessary cooperation to the Developer for obtaining such construction finance and execute and/or register all documents in connection therewith and agrees to deposit the original title deed of the said Premises by way of equitable mortgage if so required by the bank or financial institution PROVIDED THAT the Owners shall not be nor be made liable for repayment of the loans or any consequence of default in such repayment. The Developer alone shall be liable for repayment of the loans or any consequence of default in such repayment.
  - (a) In case owing to any loans or finances obtained by the Developer as aforesaid, the Owners suffer any losses damages actions claims demand or proceedings due to any non-repayment or delay in repayment by the Developer or due to any other consequence of delay or default of the Developer in respect of such loan or liability whatsoever, the Developer shall indemnify and keep the Owners fully saved harmless and indemnified in respect thereof.
  - (b) Within 03(three) months from the date of construction of the New Building by the Developer and the issuance of the Occupancy/ Completion Certificate by the Bidhannagar Municipal Corporation in respect thereof and sale of all the flats/units in the Project, the Developer shall be obligated to get the original title deed of the said Premises released from the concerned lender, if the same is caused to be deposited by the Developer from the Owners with the lender and



handover the same to the Owners or the association of the Intending Buyers as per applicable laws.

- 15.4 In case any additional area beyond what has been sanctioned for the said Building Plan is permitted to be constructed at the said Premises, due to changes in any law, rules, regulations or bye-laws or otherwise, the Gross Revenue realized from sale and transfer of such additional construction and all appertaining right title and interest therein and in the said Premises shall accrue to and belong to the Owners and the Developer in the same Gross Revenue Sharing Ratio of 30%:70% respectively and such additional construction shall be developed on the same principles herein contained. In this regard, it is clarified that all fees costs and expenses for sanction and construction of such additional area beyond what is sanctioned under the said Building Plan shall be borne and paid by the Developer.
- 15.5 The carpet area, built-up area and super built-up area of all the Units in the New Building, shall be such as be determined by the Architect.
- 15.6 The name of the New Building shall be "Mirage Tower" and/or any other name as may be mutually decided between the parties.
- 15.7 The Developer shall be entitled to put neon-sign, sign boards or signage on the roof of the over-head water tanks and lift machine rooms of the New Building.
- 15.8 The Developer hereby undertakes that without prior written consent of the Owners, the Developer shall not be entitled in any manner to assign and/or transfer this Development Agreement and/or rights under this Agreement to any one whosoever. Likewise, the Owners hereby undertake that without prior written consent of the Developer, the Owners shall not be entitled in any manner to assign and/or transfer this Development Agreement and/or rights under this Agreement to any one whosoever.
- 15.9 Each party represents and warrants that it has the full right and authority to enter into this Agreement. Each party represents and warrants that it has and covenants that it shall continue to have full right and authority to perform its obligations hereunder. The signatories of each party represent and warrant that they have full right and authority to execute this Agreement on behalf of each such party.

- 15.10 If any of the provisions of this Agreement is held or found to be unenforceable, illegal or void, all other provisions will nevertheless continue to remain in full force and effect. The parties shall nevertheless be bound to negotiate and settle a further provision to this Agreement in place of the provision which is held or found to be unenforceable, illegal or void, to give effect to the original intention of the parties and which would be enforceable, legal and valid.
- 15.11 The failure of either party to insist upon performance of any of the terms or provisions of the Agreement, or to exercise any option, right or remedy contained in this Agreement, shall not be construed as a waiver or as a relinquishment for exercise of such term, provision, option, right or remedy in future, and the same shall continue and remain in full force and effect. No waiver by either party of any term or provision hereof shall be deemed to have been made unless expressed in writing and signed by such party.
- 15.12 This instrument constitutes the entire agreement between the parties as to the said Premises and/or the subject matter hereof and supersedes all previous writings, if any, with respect thereto.
- 15.13 No modification or amendment to this Agreement shall be valid or binding unless made in writing and duly executed by the Parties.
- 15.14 This Agreement has been executed in two counterparts, each of which shall be deemed to be an original and both counterparts shall together constitute one and the same instrument. The cost of stamp duty, registration fees and miscellaneous charges for registration of this Agreement shall be borne and paid by the Developer. The original of this Agreement shall be kept in the custody of the Developer.
- 15.15 Nothing contained herein shall be construed to create a partnership between the Parties under the Indian Partnership Act, 1932 or an Association of Persons between the Parties under the Income Tax Act, 1961.

## **16. NOTICE AND AUTHORITY**

- 16.1 Unless otherwise expressly mentioned herein all notices to be served hereunder by any of the Parties on the other shall be deemed to have been served if served by hand with acknowledgement receipt or email/registered post/speed post with acknowledgement due at the address of the other Party mentioned below or hereafter notified in writing and irrespective of any

change of address or return of the cover sent by registered post/speed post without the same being served:

To the Owners: Mr. Biswajit Majumdar  
E-mail: biswajitmajumdar171@gmail.com

To the Developer: Mr. Asish Kumar Dandapat  
E-mail: shreesaiconstruction.ce9@gmail.com

- 16.2 None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid:

**17. ADJUDICATION OF DISPUTES:** In the event of any disputes or differences between the Parties hereto concerning or arising out of this Agreement or in any way connected with the Project, the Parties shall try to resolve the same amicably through mutual discussions, negotiations, mediation by common friends, and in case they fail to resolve the same within 30 days, either Party may refer the disputes for sole arbitration of an arbitrator under the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The decision of the arbitrator, as the case may be, shall be final and binding on both Parties. The arbitration shall be held at Kolkata and in English language.

**18. JURISDICTION:** Only the Hon'ble High Court at Calcutta and the Courts having territorial jurisdiction over the said Premises shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(said Premises)**

**ALL THAT** messuages tenements hereditaments dwelling houses sheds structures and premises together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs 13 Chittacks 20 Square feet more or less situate and lying at and being Holding No. 135/2233(17/2233), Krishnapur Road, Kolkata-700159, under Police Station Baguihati, Sub-Registration Office – Rajarhat, Ward No.25 of the Bidhannagar Municipal Corporation in the District of North 24-Parganas {comprised of R.S. Dag Nos. 3210 (14 Decimal more or less) and 3210/4665 (10.53 Decimal more or less) recorded in R.S. Khatian No. 64 corresponding to L.R. Dag



No.5673(24.53 Decimal more or less) recorded in L.R. Khatian Nos.1739, 1740, 1741 allin Mouza Krishnapur, J.L. No. 17} and delineated in the plan annexed hereto duly bordered thereon in "**Red**" and butted and bounded as follows:

- On the **North** : By R.S. Dag Nos.3222 and 3221 of Mouza Krishnapur;
- On the **South** : By remaining portion of R.S. Dag No.3210/4665 of Mouza Krishnapur;
- On the **East** : By R.S. Dag No.3211 of Mouza Krishnapur;
- On the **West** : By 30feet wide public road namely Krishnapur Main Road.

**Or Howsoever Otherwise** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

**Be it mentioned** that the total area of the two Pucca Sheds at the said Premises is 200 Square feet more or less.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**  
**(Extras and Deposits)**

**EXTRAS shall include:**

- (a) costs charges and expenses for the Developer carrying out any additions or alterations and/or for providing at the request of the Intending Buyer any additional facility and/or utility in the Unit of a buyer in addition to specifications agreed to be provided therein;
- (b) costs charges and expenses for providing any facility or utility or installing any amenity for common use, in addition or up-gradation to those mentioned in the Specifications.
- (c) fees, costs, charges and expenses (including service charges and like) payable to the electricity service provider for obtaining power connection in and for the said Premises either by High Tension or Low -Tension supply, including costs of transformer, switch gear, cable trench, sub-station and the like and their installations) and costs of electric meter.

- (d) security deposit and all additional amounts or increases thereof payable to the electricity service provider obtaining power connection in the Unit of the Buyer.
- (e) costs, charges and expenses for purchasing one or more generators and like other power back-up apparatus and all their accessories for the New Building.
- (f) preferred location charges, club charges, etc.;
- (g) legal documentation charges;
- (h) Cost of formation of service maintenance company/society/association;
- (i) GST and like taxes on the aforesaid Extras.

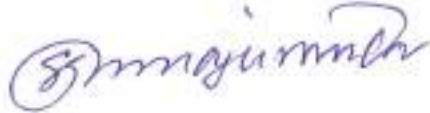
**DEPOSITS (which shall be interest free) shall include:**

- (a) Deposit on account of maintenance charges, common expenses, municipal rates and taxes, etc.;
- (b) Deposit on account of Sinking Fund.

(**Note:** The unadjusted Deposit Amounts shall be transferred to the Association to be formed for the Common Purposes)

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

**EXECUTED AND DELIVERED** on behalf of the within mentioned **OWNERS** at Kolkata.

  
Ashish Kumar Sundeep -  
Sanjay Bangal

**EXECUTED AND DELIVERED** on behalf of the within mentioned **DEVELOPER** at Kolkata.

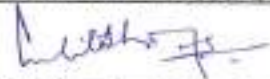
Shree Sai Infrastructure Development  
Ashish Kumar Sundeep - Partner  
Shree Sai Infrastructure Development  
  
Shree Sai Infrastructure Development Partner  
Sanjay Bangal  
Partner

Witnesses to the above executants:

1) Sayantani Sengupta  
PO - Hridaypur - Village - Hariharapur  
KOL - 700127

2) Abhishek Narayan  
do - Pankaj Shroff & Co. (Adv.)  
16, Strand Road, Kol - 700001

Document Drafted by me and approved by the Parties:

  
Ankit Shroff, Advocate  
C/o. Pankaj Shroff & Company, Advocates  
Diamond Heritage, N611,  
16 Strand Road, Kolkata-700001  
Enrolment No. F/66/2008





UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

|                                                                                   |    |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | LH |  |  |  |  |  |
|                                                                                   | RH |  |  |  |  |  |

ATTESTED:-

*Ashish Kumar Saurdapat*

|                                                                                   |    |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | LH |   |   |   |   |   |
|                                                                                   | RH |  |  |  |  |  |

ATTESTED:-

*Shravan Kumar*

|                                                                                    |    |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | LH |  |  |  |  |  |
|                                                                                    | RH |  |  |  |  |  |

ATTESTED:-

*Sanjay Bangal*

### Major Information of the Deed

|                                                              |                                                                                                                                                                                          |                                        |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                                                    | I-1904-06183/2025                                                                                                                                                                        | Date of Registration                   | 25/04/2025 |
| Query No / Year                                              | 1904-2001097712/2025                                                                                                                                                                     | Office where deed is registered        |            |
| Query Date                                                   | 23/04/2025 11:32:07 AM                                                                                                                                                                   | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                      | Pankaj Shroff And Company<br>Diamond Heritage, N611, 16 Strand Road, Thana ; Hare Street, District : Kolkata, WEST BENGAL. PIN - 700001, Mobile No. : 9062486917, Status :Solicitor firm |                                        |            |
| Transaction                                                  | Additional Transaction                                                                                                                                                                   |                                        |            |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]                                                                                                                    |                                        |            |
| Set Forth value                                              | Market Value                                                                                                                                                                             |                                        |            |
|                                                              | Rs. 4,77,23,335/-                                                                                                                                                                        |                                        |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                                                    |                                        |            |
| Rs. 75,120/- (Article:48(g))                                 | Rs. 101/- (Article:E, E)                                                                                                                                                                 |                                        |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)                                                                                          |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Krishnapur Road, Road Zone : (Rabindrapally – Majher Para) , Mouza: Krishnapur, JI No: 17, Pin Code : 700159

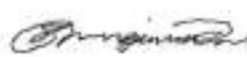
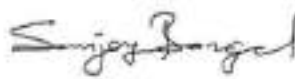
| Sch No | Plot Number          | Khatian Number | Land Use Proposed | Use ROR | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|--------|----------------------|----------------|-------------------|---------|-----------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1     | RS-3210              | RS-64          | Bastu             | Danga   | 14 Dec          |                         | 2,71,51,516/-         | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L2     | RS-3210/4665         | RS-64          | Bastu             | Bastu   | 10.53 Dec       |                         | 2,04,21,819/-         | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b> |                   |         | <b>24.53Dec</b> | <b>0 /-</b>             | <b>475,73,335 /-</b>  |                                                         |
|        | <b>Grand Total :</b> |                |                   |         | <b>24.53Dec</b> | <b>0 /-</b>             | <b>475,73,335 /-</b>  |                                                         |

### Structure Details :

| Sch No | Structure Details                                                                                                                                 | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1     | On Land L1                                                                                                                                        | 100 Sq Ft.        | 0/-                     | 75,000/-              | Structure Type: Structure |
|        | Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                         |                       |                           |
| S2     | On Land L2                                                                                                                                        | 100 Sq Ft.        | 0/-                     | 75,000/-              | Structure Type: Structure |
|        | Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                         |                       |                           |
|        | <b>Total :</b>                                                                                                                                    | <b>200 sq ft</b>  | <b>0 /-</b>             | <b>1,50,000 /-</b>    |                           |



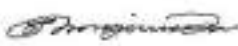
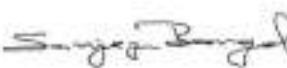
**Land Lord Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Name,Address,Photo,Finger print and Signature                                                                                                                                              |                                                                                                   |                                                                                                          |                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Name                                                                                                                                                                                       | Photo                                                                                             | Finger Print                                                                                             | Signature                                                                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr BISWAJIT MAJUMDAR</b><br>Son of Mr Binod Chandra Majumdar<br>Executed by: Self, Date of Execution: 25/04/2025<br>, Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office  | <br>25/04/2025   | <br>LTI<br>25/04/2025   | <br>25/04/2025   |
| A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur(M), City:- , P.O:- Milan Bazar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AOxxxxxx8K, Aadhaar No: 89xxxxxxxx2658, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office |                                                                                                                                                                                            |                                                                                                   |                                                                                                          |                                                                                                    |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr ASHISH KUMAR DANDAPAT</b><br>Son of Mr Ajit Kumar Dandapat<br>Executed by: Self, Date of Execution: 25/04/2025<br>, Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office | <br>25/04/2025  | <br>LTI<br>25/04/2025  | <br>25/04/2025   |
| Baragadra, City:- , P.O:- Baragarrah, P.S:-Sarenga, District:-Bankura, West Bengal, India, PIN:- 722150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx1H, Aadhaar No: 74xxxxxxxx6536, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office                                                            |                                                                                                                                                                                            |                                                                                                   |                                                                                                          |                                                                                                    |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Mr SANJAY BANGAL</b><br>Son of Late Ajit Kumar Bangal<br>Executed by: Self, Date of Execution: 25/04/2025<br>, Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office         | <br>25/04/2025 | <br>LTI<br>25/04/2025 | <br>25/04/2025 |
| Tehsil, Bankura, Kulmara, City:- , P.O:- Keshiakole, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AKxxxxxx3N, Aadhaar No: 22xxxxxxxx5419, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office                                             |                                                                                                                                                                                            |                                                                                                   |                                                                                                          |                                                                                                    |

## Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>SHREE SAI INFRASTRUCTURE DEVELOPMENT</b><br>CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Date of Incorporation:XX-XX-2XX1 , PAN No.: AExxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

## Representative Details :

| Representative Details :                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                              |                                                                                     |                                                                                                 |                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                                                                                               | Name,Address,Photo,Finger print and Signature                                                                                                                                                                |                                                                                     |                                                                                                 |                                                                                      |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Name</b>                                                                                                                                                                                                  | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Mr Ashish Kumar Dandapat</b><br>Son of Mr Ajit Kumar Dandapat<br>Date of Execution - 25/04/2025, , Admitted by: Self, Date of Admission: 25/04/2025, Place of Admission of Execution: Office              |    | <br>Captured   |    |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Apr 25 2025 4:03PM                                                                                                                                                                                           | LTI<br>25/04/2025                                                                   | 25/04/2025                                                                                      |                                                                                      |
| Baragadra, City:- , P.O:- Baragarrah, P.S:-Sarenga, District:-Bankura, West Bengal, India, PIN:- 722150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AGxxxxxx1H, Aadhaar No: 74xxxxxxxx6536 Status : Representative, Representative of : SHREE SAI INFRASTRUCTURE DEVELOPMENT (as PARTNER)                                                             |                                                                                                                                                                                                              |                                                                                     |                                                                                                 |                                                                                      |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Name</b>                                                                                                                                                                                                  | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Mr BISWAJIT MAJUMDAR (Presentant )</b><br>Son of Mr Binod Chandra Majumdar<br>Date of Execution - 25/04/2025, , Admitted by: Self, Date of Admission: 25/04/2025, Place of Admission of Execution: Office |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Apr 25 2025 4:54PM                                                                                                                                                                                           | LTI<br>25/04/2025                                                                   | 25/04/2025                                                                                      |                                                                                      |
| A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur(M),, City:- , P.O:- Milan Bazar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AOxxxxxx8K, Aadhaar No: 89xxxxxxxx2658 Status : Representative, Representative of : SHREE SAI INFRASTRUCTURE DEVELOPMENT (as PARTNER) |                                                                                                                                                                                                              |                                                                                     |                                                                                                 |                                                                                      |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Name</b>                                                                                                                                                                                                  | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Mr SANJAY BANGAL</b><br>Son of Mr Ajit Kumar Bangal<br>Date of Execution - 25/04/2025, , Admitted by: Self, Date of Admission: 25/04/2025, Place of Admission of Execution: Office                        |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | Apr 25 2025 4:54PM                                                                                                                                                                                           | LTI<br>25/04/2025                                                                   | 25/04/2025                                                                                      |                                                                                      |
| Tehsil, Bankura, Kulmara, City:- , P.O:- Keshiakole, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722155, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AKxxxxxx3N, Aadhaar No: 22xxxxxxxx5419 Status : Representative, Representative of : SHREE SAI INFRASTRUCTURE DEVELOPMENT (as PARTNER)                                              |                                                                                                                                                                                                              |                                                                                     |                                                                                                 |                                                                                      |



**Identifier Details :**

| Name                                                                                                                                                                                              | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Abhijit Naskar</b><br>Son of Mr Kamal Naskar<br>Diamond Heritage, 16 Strand Road, City:-<br>Kolkata, P.O:- Gpo, P.S:-Hare Street,<br>District:-Kolkata, West Bengal, India,<br>PIN:- 700001 |  | <br>Captured |  |
|                                                                                                                                                                                                   | 25/04/2025                                                                        | 25/04/2025                                                                                    | 25/04/2025                                                                         |
| Identifier Of Mr BISWAJIT MAJUMDAR, Mr ASHISH KUMAR DANDAPAT, Mr SANJAY BANGAL, Mr Ashish Kumar Dandapat, Mr BISWAJIT MAJUMDAR, Mr SANJAY BANGAL                                                  |                                                                                   |                                                                                               |                                                                                    |

**Transfer of property for L1**

| Sl.No | From                     | To. with area (Name-Area)                        |
|-------|--------------------------|--------------------------------------------------|
| 1     | Mr BISWAJIT MAJUMDAR     | SHREE SAI INFRASTRUCTURE DEVELOPMENT-4.66667 Dec |
| 2     | Mr ASHISH KUMAR DANDAPAT | SHREE SAI INFRASTRUCTURE DEVELOPMENT-4.66667 Dec |
| 3     | Mr SANJAY BANGAL         | SHREE SAI INFRASTRUCTURE DEVELOPMENT-4.66667 Dec |

**Transfer of property for L2**

| Sl.No | From                     | To. with area (Name-Area)                     |
|-------|--------------------------|-----------------------------------------------|
| 1     | Mr BISWAJIT MAJUMDAR     | SHREE SAI INFRASTRUCTURE DEVELOPMENT-3.51 Dec |
| 2     | Mr ASHISH KUMAR DANDAPAT | SHREE SAI INFRASTRUCTURE DEVELOPMENT-3.51 Dec |
| 3     | Mr SANJAY BANGAL         | SHREE SAI INFRASTRUCTURE DEVELOPMENT-3.51 Dec |

**Transfer of property for S1**

| Sl.No | From                     | To. with area (Name-Area)                              |
|-------|--------------------------|--------------------------------------------------------|
| 1     | Mr BISWAJIT MAJUMDAR     | SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft |
| 2     | Mr ASHISH KUMAR DANDAPAT | SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft |
| 3     | Mr SANJAY BANGAL         | SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft |

**Transfer of property for S2**

| Sl.No | From                     | To. with area (Name-Area)                              |
|-------|--------------------------|--------------------------------------------------------|
| 1     | Mr BISWAJIT MAJUMDAR     | SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft |
| 2     | Mr ASHISH KUMAR DANDAPAT | SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft |
| 3     | Mr SANJAY BANGAL         | SHREE SAI INFRASTRUCTURE DEVELOPMENT-33.33333300 Sq Ft |



**Endorsement For Deed Number : I - 190406183 / 2025**

**On 25-04-2025**

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

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

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

Presented for registration at 15:18 hrs on 25-04-2025, at the Office of the A.R.A. - IV KOLKATA by Mr BISWAJIT MAJUMDAR ,,

**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 4,77,23,335/-

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

Execution is admitted on 25/04/2025 by 1. Mr BISWAJIT MAJUMDAR, Son of Mr Binod Chandra Majumdar, A.B. 375, Samar Pally, Milan Bazar, Rajarhat Gopalpur(M), P.O: Milan Bazar, Thana: Bagulati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Mr ASHISH KUMAR DANDAPAT, Son of Mr Ajit Kumar Dandapat, Baragadra, P.O: Baragarah, Thana: Sarenga, , Bankura, WEST BENGAL, India, PIN - 722150, by caste Hindu, by Profession Business, 3. Mr SANJAY BANGAL, Son of Late Ajit Kumar Bangal, Tehsil, Bankura, Kulmara, P.O: Keshiakole, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by Profession Business

Identified by Mr Abhijit Naskar, , Son of Mr Kamal Naskar, Diamond Heritage, 16 Strand Road, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 25-04-2025 by Mr Ashish Kumar Dandapat, PARTNER, SHREE SAI INFRASTRUCTURE DEVELOPMENT, CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Mr Abhijit Naskar, , Son of Mr Kamal Naskar, Diamond Heritage, 16 Strand Road, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2025 by Mr BISWAJIT MAJUMDAR, PARTNER, SHREE SAI INFRASTRUCTURE DEVELOPMENT, CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Mr Abhijit Naskar, , Son of Mr Kamal Naskar, Diamond Heritage, 16 Strand Road, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 25-04-2025 by Mr SANJAY BANGAL, PARTNER, SHREE SAI INFRASTRUCTURE DEVELOPMENT, CE/1/A/9, Street No.214, ActionArea -I, New Town, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Identified by Mr Abhijit Naskar, , Son of Mr Kamal Naskar, Diamond Heritage, 16 Strand Road, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- , ) = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 25/04/2025 10:58AM with Govt. Ref. No: 192025260034178618 on 25-04-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 9294640049145 on 25-04-2025, Head of Account 0030-03-104-001-16

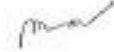
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 294239, Amount: Rs.100.00/-, Date of Purchase: 22/03/2025, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/04/2025 10:58AM with Govt. Ref. No: 192025260034176618 on 25-04-2025, Amount Rs: 75,020/-,  
Bank: SBI EPay ( SBIPay), Ref. No. 9294640049145 on 25-04-2025, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 262853 to 262892

being No 190406183 for the year 2025.



Digitally signed by SEMANTI SIKDAR  
Date: 2025.04.28 12:38:01 +05:30  
Reason: Digital Signing of Deed.

(Semanti Sikdar) 28/04/2025

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.