

1637/19 I-1491/19 E-1477/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 530672

Certified that the document is admitted to registration, the signature sheet/s and the stamp/s are attached with this document and are part of the document

Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

8 MAR 2019

### AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this 8th day  
of March,..... Two Thousand Nineteen (2019) BETWEEN

Cer  
Reg  
Vol  
jeir

2630 0000 06.03.2019

Date  
Sold to M/S Def. Construction  
F-44, Kalachandpara, Kamdahari  
Rupees 52219 Garia, Bamschoni, Kot 84

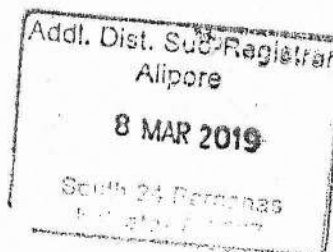


Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kot 84



kai  
DIT  
IC  
st E

Solomon Ali Molla  
S/o Gatabat Ali Molla  
Kamunga Park, Masjid Bari,  
P.O. Garia,  
P.S. Patuli,  
Kot 84  
Business.



(1) SRI ANUP MONDAL (PAN-DTUPM9730F), (2) SRI SANCHIT alias SANJIB MONDAL (PAN-ARNPM3439M) & (3) SRI MITHUN MONDAL (PAN-AWYPM0134F), all sons of Late Ganendra alias Jnanendra Chandra Mondal, by faith Hindu, Indian, by occupation-Business, residing at Postal address-154, Sreerampur, KMC Premises No.272, Sreerampore Road, P.O. Garia, P.S. Patuli, Kolkata - 700084, hereinafter jointly referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executor, administrators, legal, representative and assigns) of the **FIRST PART:**

AND

M/S. DEY CONSTRUCTION, a Proprietorship firm, having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata - 700084, represented by its proprietor SRI SANJIB DEY (PAN-AFYPD 0828E), son of Sri Subhas Chandra Dey, residing at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata-700084, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS the Grand-father of Owners herein namely Sarat Chandra Mondal, since deceased, was the owner of All That land measuring 82 Decimals, the same a little more or less, situated at Mouza-Baishnabghata, J.L.No.28, comprised in Dag No.488 & 489 appertaining to Khatian No.36 & 182, under P.S. formerly Tollygunge then Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.110, Sub-Registry/A.D.S.R. office at Alipore, in

the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written.

**AND WHEREAS** while the said Sarat Chandra Mondal enjoyed the said land, died intestate long ago, leaving behind him surviving his one son Sri Ganendra Chandra Mondal and five daughters, namely (1) Smt. Maya Pramanik, (2) Smt. Nirmala Bala Bera, (3) Smt. Jamuna Das, (4) Smt. Aannapurna Mondal & (5) Smt. Kamala Pramanik, as his only legal heirs and successors, who jointly inherited the said land, each having  $\frac{1}{6}^{\text{th}}$  share therein.

**AND WHEREAS** the said five sisters (1) Smt. Maya Pramanik, (2) Smt. Nirmala Bala Bera, (3) Smt. Jamuna Das, (4) Smt. Aannapurna Mondal & (5) Smt. Kamala Pramanik appointed their brother said Sri Ganendra Chandra Mondal as their Constituted Attorney by executing a Notarised General Power of Attorney, dated 17.07.1980.

**AND WHEREAS** the said land was under the provision of Urban Land (Ceiling & Regulation) Act. 1976 and the said Sri Ganendra Chandra Mondal for self and as the Constituted Attorney his five sisters, filed the return before the Competent authority, vide Case No.13 U/s. 6/1, of 1980 having its Memo No.868/U.R.L, dated 05.08.82 and the land measuring 348.48 square meter of Dag No.488 was vested to the Government of West Bengal and the balance land measuring 3000 square meter of Dag No.488 was the absolute possession of the said Ganendra Chandra Mondal and his five sisters named above and in the meantime the said Ganendra Chandra Mondal sold away 5 Cottah of land to one Pramatha Chandra Barman Roy upon getting permission from the said authority.

**AND WHEREAS** for the purpose of more convenient use and enjoyment, the said five sisters Smt. Maya Pramanik, Smt. Nirmala Bala Bera, Smt. Jamuna Das, Smt. Aannapurna Mondal, Smt. Kamala Pramanik and Sri Ganendra Chandra Mondal made mutual Partition and Division the above mentioned property among themselves by a partition plan and provided therein 12'ft. wide Common passage for free access to those plots and the said the said five sisters Smt. Maya Pramanik, Smt. Nirmala Bala Bera, Smt. Jamuna Das, Smt. Aannapurna Mondal & Smt. Kamala Pramanik were jointly allotted land measuring 11 Cottah 4 Chittak of Dag No.489 marked as Plot -A in the said Partition plan.

**AND WHEREAS** by separate five Bengali Deed of Gift, all registered in the office of Joint Sub-Registrar of Alipore at Behala viz. (1) Book No.I, Volume No.35, page from 1 to 9, Deed No.1333 for the year 1983, (2) Book No.I, Volume No.35, page from 10 to 18, Deed No.1334 for the year 1983, (3) Book No.I, Volume No.35, page from 19 to 27, Deed No.1335 for the year 1983, (4) Book No.I, Volume No.35, page from 28 to 36, Deed No.1336 for the year 1983 & (5) Book No.I, Volume No.32, page from 122 to 131, Deed No.1396 for the year 1983, the said Smt. Maya Pramanik, Smt. Nirmala Bala Bera, Smt. Jamuna Das, Smt. Aannapurna Mondal & Smt. Kamala Pramanik granted, transferred and conveyed by way of Gift All That piece and parcel of land measuring 11 Cottah 4 Chittaks be the same a little more or less together with tile shed structure standing thereon, comprised Dag No.489 appertaining to Khatian No.36 & 182, situated at Mouza- Baishnabghata, more fully described in the Schedule hereunder written unto and in favour of their nephews (1) Sri Anup Mondal, (2) Sri Sanchit Alias Sanjib Mondal, & (3) Sri Abhijit Mondal, then they were minors, represented by their



mother as natural guardian Smt. Arati Mondal and the said Sri Ganendra Chandra Mondal appeared in the said five deeds of Gift, as Confirming Party and confirmed the said Gift made by his aforesaid sisters to his said three sons as mentioned above, because no deed or document of the said mutual partition had yet been registered.

**AND WHEREAS** the said (1) Sri Anup Mondal, (2) Sri Sanchit Alias Sanjib Mondal, & (3) Sri Abhijit Mondal, jointly became the owners of total land measuring 11 Cottah 4 Chittak be the same a little more or less together with tile shed structure standing thereon and upon getting mature, they mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No.272, Sreerampore North, vide Assessee No.31-110-13-0272-0, having its postal address- 154, Sreerampore, Kolkata-700 084, upon payment of rates and taxes thereto and inducted some tenants in the said property.

**AND WHEREAS** by a deed of Gift, dated 26.07.2017 registered in the office of the A.D.S.R. Alipore and recorded in book No I, Volume No.1605-2017, page from 152630 to 152646, Deed No.05657 for the year 2017, the said three brothers Sri Anup Mondal, Sri Sanchit Alias Sanjib Mondal & Sri Abhijit Mondal, jointly granted, transferred and conveyed by way of gift, their undivided  $1/4^{\text{th}}$  share of the said land measuring 11 Chittak 4 Chittak be the same a little more or less together with 800 sq.ft. tile shed structure standing thereon, i.e. undivided 2 Cottah 13 Chittak of land and 200 sq.ft. of structure, more fully described in the Schedule hereunder written unto and in favour of their brother Sri Mithun Mondal, the Owners No.3 herein.

**AND WHEREAS** in the manner stated herein above, the said Sri Anup Mondal, Sri Sanchit Alias Sanjib Mondal, Sri Abhijit Mondal & Sri Mithun Mondal jointly became the owners of total land measuring 11 Cottah 4 Chittak be the same a little more or less together with tile shed structure standing thereon, each having  $1/4^{\text{th}}$  share therein and seized and possessed of the same free from all encumbrances thereto.

**AND WHEREAS** in view of the peaceful and convenient enjoyment of the said properties and for avoiding future disputes, disturbance, the said Sri Anup Mondal, Sri Sanchit Alias Sanjib Mondal, Sri Abhijit Mondal & Sri Mithun Mondal made partition and/or division of the said property among themselves by executing a Deed of Partition, dated 22.09.2017 Registered in the office of D.S.R.-I, Alipore, vide Book No.I, Volume No.1601-2017, Deed No.2986 for the year 2017 and the said Sri Anup Mondal, Sri Sanchit Alias Sanjib Mondal & Sri Mithun Mondal, the Owners herein jointly allotted land measuring 8 Cottah 7 Chittak be the same a little more or less together with 600 sq.ft. tile shed structure standing thereon, marked as Lot-A, situated at Mouza-Baishnabghata, J.L.No.28, comprised in Dag No.489 appertaining to Khatian No.36 & 182, being part of Municipal Premises No.272, Sreerampore North, Kolkata-700084, under P.S. formerly Tollygunge then Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.110, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto and the said land was clearly shown and delineated in the map or plan annexed with the said Deed and depicted with RED border line.

**AND WHEREAS** the owners are desirous of construction a Multistoried building on the said land after demolishing the existing structure and due to insufficient fund, the owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer being satisfied regarding the right, title and interest of the said land, interested and accepted the said offer of the owner herein.

**NOW THIS AGREEMENT** and it is hereby agreed and declared by and between the parties hereto as follows:-

That the First Party by Owner lieu of their land value entitled to get 50% of the Sanctioned area of the proposed G+IV storied building, together with undivided proportionate share in the said land, which are specifically mentioned in Owners allocation and the construction would be made as per specification made hereunder and a sum of Rs.20,00,000/- (Rupees Twenty Lakh) only non-refundable money to be paid by the developer to the owner herein. Be it mentioned here that the Developer will construct the according to sanctioned building plan of the Kolkata Municipal Corporation at Developer's cost, supervision etc. and the Owners not pay or invest any money or amount for the Development of the said land .

#### **ARTICLE- I: DEFINITION**

- 1.1 **OWNERS**: shall mean and include the First Party and their heirs, executors and legal representatives.
- 1.2 **DEVELOPER**: shall mean and include the Second Party and it successors-in-office, his heirs, executors and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include piece and parcel of Bastu land measuring 8 Cottah 7 Chittak be the same a little more or less together with 600 sq.ft. tile shed structure standing thereon,



marked as Lot-A, situated at Mouza-Baishnabghata, J.L.No.28, comprised in Dag No.489 appertaining to Khatian No.36 & 182, being part of Municipal Premises No.272, Sreerampore North, having its postal address-154,Sreerampore,Kolkata-700084, under P.S. formerly Tollygunge then Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.110, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, together with all easements right and appurtenances thereto, described in the First schedule below

- 1.4 **NEW BUILDING**: shall mean the G+IV storied building proposed to be constructed in or upon the said land after demolishing the existing structure, in accordance with the plan to be approved land sanctioned by the Kolkata Municipal Corporation.
- 1.5 **COMMON FACILITIES**: shall mean and include Corridor, staircase, landing, common passage, boundary wall, water reservoir, main gate, roof and other facilities required for the enjoyment maintenance of the new building of part thereof.
- 1.6 **OWNERS' ALLOCATION**: shall mean 50% of the Sanctioned area of the proposed G+IV storied building, out of which entire First floor, 50% of the Third floor Back side and 50% of Fourth (Top) floor Front side and 50% of the Ground floor comprised of car parking spaces and Three shop rooms and a sum of Rs.20,00,000/- (Rupees Twenty Lakh) only non-refundable money to be paid by the developer to the owner herein and the Developer shall evict the tenants in the said premises and any amount to be paid to the said Tenant, the Developer shall deduct from the said non-refundable money and if it appears the excess amount is paid

to the Existing Tenants in the said premises for eviction, in that case the Owners shall be bound to pay the said excess amount to the Developer.

N.B: after completion of construction of the said building, if it is found that the area excess over the owners' allocation mentioned in this agreement, in that event the Owners shall be bound to pay the market price of the said excess area. AND if the Developer constructs any extra area over the sanctioned area, in that case the Owners shall be entitled to get 30% (thirty percent) of the said extra area and also the owners herein liable to pay the cost of construction of the said extra area and the 50% of the penalty for regularize the said constructed extra area.

- 1.7 DEVELOPER'S ALLOCATION: shall mean the remaining 50% Sanctioned area of the proposed G+IV storied building comprised of entire Second floor, 50% of front side of third floor and 50% of Back side of Fourth floor and 50% of the ground floor.

N/B: if the Developer constructs any extra area over the sanctioned area, in that case, the Developer shall be entitled to get 60% (Sixty percent) of the said extra area.

- 1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto and duly sanctioned by the K.M.C for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the K.M.C.

- 1.9 TRANSFER: shall mean and include registration and delivery of possession and/or by any other means adopted for effecting a transfer of space/flats/shops under law.

- 1.10 **TRANSFeree**: shall mean and include a person or persons or party or parties to whom any flat/unit or other space in new building may hereafter be agreed to transfer.

#### **ARTICLE-II: DATE OF COMMENCEMENT & TIME**

- 2.1 The agreement shall be deemed to have commenced on and with effect from the Date of execution of the agreement and shall be remain in full force until and unless the whole of the Developer's allocation is disposed of/ transferred to the intending buyers.
- 2.2 The new building shall be completed with **30 (Thirty)** months from the date of sanction of the building plan, unless prevented by shortage of supplies of the building, materials, strikes, accidents or other reasonable causes in any of which cases the owners shall not be entitled to cancel this agreement.

#### **ARTICLE-III: OWNERS REPRESENTATION**

- 3.1 The owners are absolute seized and possessed of or otherwise well and sufficiently entitled to all that the right, title and interest in the said property as mentioned in the First Schedule below, free from all sorts of encumbrances whatsoever.
- 3.2 The said property is not affected by any Scheme of acquisition or requisition of the State/Central Govt. and any local body/authority and the same has a clear and marketable title.

#### **ARTICLE-IV: DEVELOPER REPRESENTATION**

- 4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

#### **ARTICLE-V: DEVELOPMENT WORK**

- 5.1 The owners hereby appoint the Second Party as the Developer and/or contractor which the Developer hereby agrees and accepts.
- 5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building having several flats on the ownership basis and will sell flats and spaces together with proportionate share or interest in the land of the said new building in favor of the prospective purchaser or purchasers except the owners' allocation.

#### ARTICLE -VI: DEVELOPER'S COVENANTS

- 6.1 The Developer shall be paying Rs.7,000/- (Rupees Seven Thousand) only per month to the each Owner herein for alternative accommodation for the owners, from the date of vacating the said property until handing over the owners' allocation of the proposed new building to the owners.
- 6.2 The Developer shall at its own expenses complete and/or Cause to be completed the construction of the said new building and deliver the owner's allocation as stated earlier within the agreed time.
- 6.3 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the owners or on account of the Developer himself or on account and on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.
- 6.4 The Developer at its own costs and expenses apply for and obtain all necessary sanction and/or permission No objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

- 6.5 The Developer at its own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may require at the said building but for supply of electricity in the new building, the Developer will apply to the electric supply Authority and for obtaining the main connection or main meter and the said meter will be common for all the occupiers of the proposed building, the individual meter to be installed at the cost of the owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

**ARTICLE -VII: OWNER'S COVENANTS**

- 7.1 The Owners shall be bound to deliver the vacant possession of the said property to the Developer within one month from this agreement.
- 7.2 The all demolished building materials shall be taken by the Developer and dispose of them at its own discretion and the owners shall have no right to claim or demand whatsoever regarding the same.
- 7.3 The owners shall grant, execute and issue a general Power of Attorney in favour of the Developer authorizing and/or empowering him to do all acts, deed, matters and things necessary for completion of the works of development of the said property and/or construction of the proposed new building and/or to sell the Developer's allocation as per terms of this agreement.
- 7.4 The owners shall be bound, is required by the Developer, sign, execute and deliver all Agreements with the intending purchaser (s), applications, papers, documents and declarations to enable the Developer to apply for and obtain electricity sewerage, water and



other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the K.M.C. and for all of these acts, deeds and things the owners shall grant power of Attorney in favour of the Developer.

7.5 The owners shall not in any manner obstruct the carrying out of the Development Work of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the owners shall have no right to claim anything except the owners allocation in the said building.

7.6 All the flats and other spaces of the proposed new building to be erected and sold by the Developer, except owners allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

#### ARTICLE – VIII; CONSTRUCTION

8.1 The construction of the proposed new building shall be made by the Developer as per the plan sanctioned by the K.M.C and in accordance with the progress of work on mutual consent.

8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the said building, if necessary to be sanctioned by the K.M.C.

8.3 The Developer shall retain appoint and employ such masons, Architects, Engineers, Contractors, Manager, Supervisors, Durwans and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said

building as the Developer shall at its own discretion think fit and proper.

- 8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons, supervisors, Architects, contractor, Engineers, Durwans and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard, the owners shall not in any manner would be made responsible or liable.

#### **ARTICLE- IX: SPACE ALLOCATION**

- 9.1 After completion of the construction of the said new building, the Developer will allot the flats to the owners first and after that to the intending purchaser (s) according to the booking or allocation of the prospective purchaser (s).
- 9.2 The Developer will be solely responsible for allotment of flats and spaces in building to be constructed by its no one will be entitled to interfere thereto including the Owners.

#### **ARTICLE - X : RATES & TAXES**

- 10.1 The Owners, Developer and Developer's Transferees shall bear and pay the Municipal Taxes, Building Taxes and other rates and taxes whatsoever as may be found in respect of the said new building after delivery of possession to the Owners, Purchasers proportionately.
- 10.2 The Owner, Developer and Developer's Transferees after taking possession shall bear and pay the proportionate amount of the cost and maintenance and service charges with regard to the said

building in respect of their allocation and the Owner will be liable for the same but they will pay for their allocation only.

**ARTICLE-XI; JOINT DECLARATION**

- 11.1 If it is required, the owners shall hand over the all the original papers and documents in respect of the said property to the Developer until and unless the Developer's allocation in the proposed new building comprising of several flats and spaces is sold out or disposed to the intending purchaser or purchasers.
- 11.2 During the continuance of this agreement, the owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever.
- 11.3 The owners shall not part with possession of any of the flats or other spaces of the said building except their allocation prior to notice by the Developer.
- 11.4 The owners shall not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property and/or the construction of the said new building.
- 11.5 The Developer shall unless prevented by any acts of God or act beyond the control of the Developer, complete the construction of the said building on or within 30(thirty) months from the date of sanction of the building plan.
- 11.6 If the Developers fail to construct and/or complete the said flats or the building during the said period, then in that's case the owners shall have to extent 6(six) months only as grace period.
- 11.7 That after the expiry of the said 6(six) months grace period, if the Developer fails and/or neglects to handover the Owners' allocation

of the said building to the Owners herein, in that case, the Developer shall have to pay Rs.30,000/- (Rupees Thirty Thousand) only as penalty per month to the Owners.

- 11.8 The owners till date has not taken any advance booking, in respect of the said land and premises from any persons and the owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good clear and marketable title.
- 11.9 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of developer's allocation at the costs of the purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the said proposed deed of conveyance(s).
- 11.10 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the owners in favor of the Developer save as herein expressly provided and also the exclusive license and contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis, subject to fulfillment of terms and conditions, failing which Developer shall have no right to sell the flats or spaces in the said building.
- 11.11 The owners and the Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall the parties hereto constitute an Association of persons.

#### ARTICLE -XII: JURISDICTION

12.1 The courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED**

**ALL THAT** piece and parcel of land measuring 8 Cottah 7 Chittak be the same a little more or less together with 600 sq.ft. tile shed structure standing thereon, marked as Lot-A, situated at Mouza-Baishnabghata, J.L. No.28, comprised in Dag No.489 appertaining to Khatian No.36 & 182, being Municipal Premises No.272, Sreerampore North, vide Assessee No.31-110-13-0272-0, having its postal address-154, Sreerampore, Kolkata -700084, under P.S. formerly Tollygunge then Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.110, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as under :-

On the North : 22'-8" wide K.M.C. Road,

On the South : Land of Kristo Pandith & others,

On the East : Land of Sucharu Abasan,

On the West : Lot-B property of Second Party,

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owners' Allocation)

**ALL THAT** 50% of the Sanctioned area of the proposed G+IV storied building, out of which entire First floor, 50% of the Third floor Back side and 50% of Fourth (Top) floor Front side and 50% of the Ground floor comprised of car parking spaces and Three shop rooms, and a sum Rs.20,00,000/- (Rupees Twenty Lakh) only as non-refundable money to be paid by the developer to the owner herein, and the Developer shall



evict the tenants in the said premises and any amount to be paid to the said Tenant, the Developer shall deduct from the said non-refundable money and if it appears the excess amount is paid to the Existing Tenants in the said premises for eviction, in that case the Owners shall be bound to pay the said excess amount to the Developer.

**N.B:** after completion of construction of the said building, if it is found that the area excess over the owners' allocation mentioned in this agreement, in that event the Owners shall be bound to pay the market price of the said excess area. **AND** if the Developer constructs any extra area over the sanctioned area, in that case, the Owners shall be entitled to get 30% (thirty percent) of the said extra area and also the owners herein liable to pay the cost of construction the said extra area and the 50% of the penalty for regularize the said constructed extra area.

### **THIRD SCHEDULE ABOVE REFFERED TO**

(Developer's Allocation)

**ALL THAT** the remaining 50% sanctioned area of the proposed G+IV storied building, comprised of entire Second floor, 50% of front side of third floor and 50% of Back side of Fourth floor and 50% of the ground floor.

**N/B:** if the Developer constructs any extra area over the sanctioned area, in that case, the Developer shall be entitled to get 60% (Sixty percent) of the said extra area.

### **FOURTH SCHEDULE ABOVE REFFERED TO**

(Specification of the building and other features)

1. Construction will be made as per sanctioned building plan of the K.M.C. with R.C.C. structure frame work.

2. All the material to be used will be of brand new and of first class quality and workmanship will be proper standard.
3. Underground and overhead water tank of Corporation water supply.
4. Standard quality Aluminum windows, steel grills with glass panes and other necessary fittings will be provided.
5. The main door will be water proof laminated solid flush doors with Godrej lock in the main door and all other doors will be of flush door with pressed water proof ply color by primer.
6. In the kitchen 4' ft. x 1.5' ft. Granite slab cooking platform with still sink and glazed tiles up to 4' ft. height from the cooking platform .
7. The flooring will be of white vitrified tiles 2' ft. x 2' ft. size and normal dado.
8. In the kitchen-one tap in sink and one under the sink and one wash basin point either in the kitchen or toilet, which will be suitable. Glazed tiles will be fitted in the walls of the Toilets up to 7'ft. height and flooring will be antiskid tiles with white Indian Pan and commode, one wash basin and standard taps in toilet, one shower point, and in the kitchen, one tap in sink and one under the sink, and one wash basin point either in kitchen or in the toilet (Hind ware).
9. Concealed electrical wiring with standard copper wires as per architectural layout particularly 3 light point, 1 fan point, one 5 Amp plug point, in Bed rooms,in drawing/dining room-15 Amp plug point, 3 light point,1 fan point, one 5 Amp plug point, in kitchen and toilet-one light point, one plug point and one exhaust fan point, one calling bell point at the outside.
10. One four passengers lift to be-fitted in the proposed building.
11. Plaster of Paris on all Walls inside the flat.
12. Concealed pipe line with low-down cistern in the toilet.

13. Outer walls will be weather coat of Asian Paints.

14. All pipe lines will be plastic high density standard pipes, except inside concealed line which will be of emco.

15. All masonry and sanitary structural, electrical, painting work will be done as per specification of the Engineer to be engaged by the Developer.

N.B. All extra works or fittings can be provided subject to approval of the Engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:

1. *Soleman Ab. Moly.*  
Kannaga Park, Masjid Bari  
P.O. Garha, Khat-84

2. *Ashu Kar*  
Alipore Police Court  
Kolkata-27

*Anup Mondal*  
*Sanchit alias*  
*Sanjib Mondal.*  
*Mithun Mondal.*

OWNERS

DEV/CONSTRUCTION

*Sanjib Roy*  
Proprietor

DEVELOPER

Drafted by  
*Alex Safer*  
Advocate *AR*  
Alipore Police Court,  
Kolkata - 700 027.  
F468/99

**RECEIVED** from the within named Developer the within mentioned sum of **Rs.20,00,000/-**-(Rupees Twenty Lakh) only being the part payment of non-refundable money, paid by the Developer to Owners as per memo below:-

**MEMO**

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
557109	08.12.2016	S.B.I	Rs.2,30,000/-
000096	14.03.2017	Punjab & Sind	Rs.5,00,000/-
000637	18.01.2018	ICICI Bank	Rs.4,00,000/-
000638	18.01.2018	ICICI Bank	Rs.3,00,000/-
000762	13.01.2018	ICICI Bank	Rs.2,30,000/-
000570	29.08.2018	S.B.I	Rs. 10,000/-
000228	18.01.2018	Punjab & Sind	Rs.3,00,000/-
000874	29.01.2019	ICICI Bank	Rs. 25,000/-
Cash			Rs. 5,000/-
Total.....			<b><u>Rs.20,00,000/-</u></b>

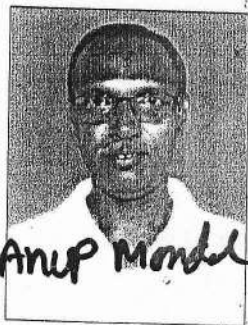
(Rupees Twenty Lakh) only.

**WITNESSES:-**

1. Lokman Ali Mally.

Anup Mondra  
Sanchit alias  
Sanjit Mondra.  
Nithun Mondra.  
OWNERS

2. Ashu Kori



Anup Mondal

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

Name .....

Signature Anup Mondal



Sanchit alias  
Sanjit Mondal

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

Name .....

Signature Sanchit alias Sanjit Mondal



Mithun

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

Name .....

Signature Mithun Mondal



Name SANDIP DEY

Signature Sandip Dey

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





Government of West Bengal  
Office of the Competent Authority, ULC & S.D.O. Alipore, Sadar, 24 Parganas(S).  
New Treasury Building, 7<sup>th</sup> Floor, Alipore, Kolkata – 700 027.

Memo. No. 2595/ULC/Alip/2018

Dated:-

8/6/18

To  
Abdul Halder

Ref: Your prayer under the RTI Act - 2005, dated 07.03.2018.

Sir / Madam,

With reference to above, this is to inform him/her that R.S. Plot No(s). 489 of Mouza – Baishnabghata having J.L. No. 28 of P.S. Patuli is/are NOT VESTED under the Urban Land (Ceiling & Regulation) Act, 1976, as it is evident from our available Office Records.

However, this information cannot be treated as N.O.C. of this department.

This may be treated as reply of his prayer under the RTI Act – 2005 and his application is thus disposed of.

hu  
M.  
State Public Information Officer,  
Competent Authority (ULC) &  
S.D.O. Alipore, Sadar, 24 Parganas(S).

HB  
Competent Authority (ULC)  
&  
S.D.O. Sadar, Alipore  
South 24 Parganas

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
DTUPM9730F

नाम / Name  
ANUP MONDAL

पिता का नाम / Father's Name  
GANENDRA CHANDRA MONDAL

जन्म तिथि / Date of Birth  
16/08/1972

हस्ताक्षर / Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANJIB MONDAL

JNANENDRA MONDAL

14/01/1977

Permanent Account Number

ARNPM3439M

Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTTISE  
Plot No. 3, Sector 11, CBD-Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTTISE

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुरा,

नवी मुंबई-400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

MITHUN MONDAL

GANENDRA CHANDRA MONDAL

16/03/1985

Permanent Account Number

AWYPM013417

Mithun Mondal  
Signature



1212 2005

इस कार्ड के साथ / पाने पर कृपया सूचित करें / लौटाने :  
आयकर सेवा सेवा इकाई, एन एस डी ई  
परला भवन, गान्धी टावर, कामला मिल कंपाउंड,  
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2409 4659, Fax: 91-22-2498 0664,  
e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SANJIB DEY

SUBHASH CHANDRA DEY

25/12/1987

Permanent Account Number

AFYPD0828E

*Sanjib Dey*

Signature

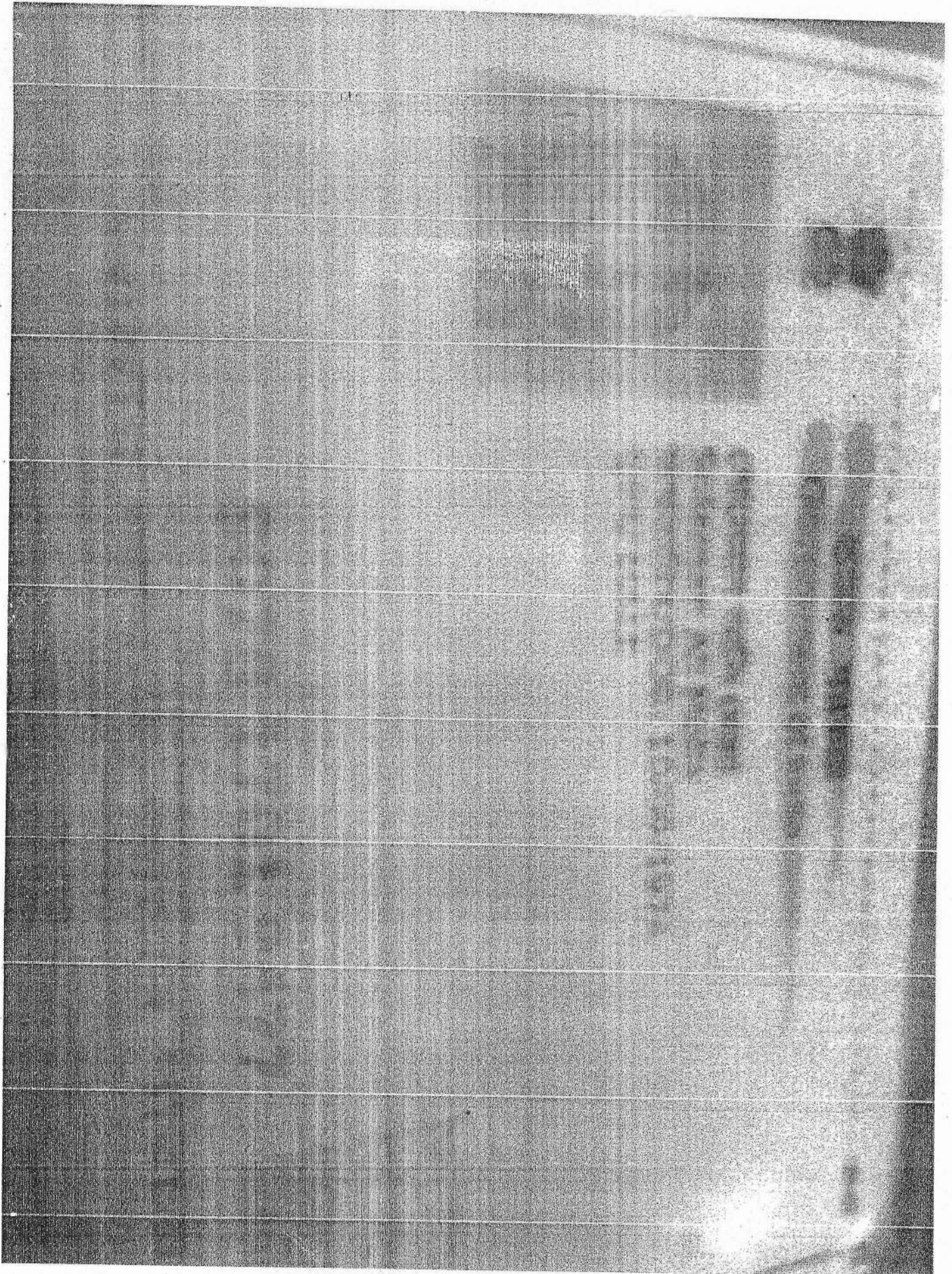


22042007



3/8/2019

IMG-20190228-WA0014.jpg





9078 1701 9477

100000 - 700000

100000 - 700000

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

GRN: 19-201819-036851623-1

Payment Mode Online Payment

GRN Date: 05/03/2019 16:19:30

Bank : State Bank of India

BRN : CKI7364564

BRN Date: 05/03/2019 16:20:13

DEPOSITOR'S DETAILS

Id No. : 16051000057404/4/2019

[Query No./Query Year]

Name : SANJIB DEY

Contact No. :

Mobile No. : +91 9339504162

E-mail :

Address :

E 44 KALACHAND PARA KAMDAHARI BANSDRONI KOL 84

Applicant Name : Mr Ashim Kar

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16051000057404/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	16051000057404/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	20021
Total				25042

In Words : Rupees Twenty Five Thousand Forty Two only

## Major Information of the Deed

Deed No :	I-1605-01491/2019	Date of Registration	08/03/2019
Query No / Year	1605-1000057404/2019	Office where deed is registered	
Query Date	01/03/2019 12:06:42 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ashim Kar Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339504162, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 97,07,441/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SREERAMPORE NORTH, Premises No: 272, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		8 Katha 7 Chatak	14,00,000/-	91,07,441/-	Width of Approach Road: 23 Ft.,
Grand Total :					13.9219Dec	14,00,000 /-	91,07,441 /-	



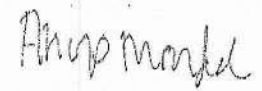
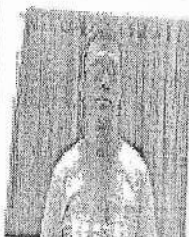

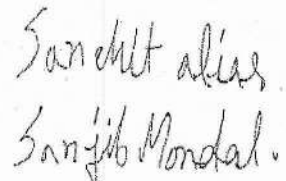
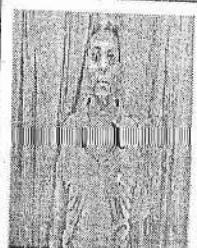


### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	6,00,000/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	6,00,000 /-	6,00,000 /-	

Major Information of the Deed :- I-1605-01491/2019-08/03/2019



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Anup Mondal</b> Son of Late Jnanendra Chandra Mondal Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	08/03/2019	LTI 08/03/2019	08/03/2019	
272 Sreerampore Road, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DTUPM9730F, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office				
2	<b>Name</b> <b>Mr Sanjib Mondal, (Alias: Mr Sanchit )</b> Son of Late Jnandendra Chandra Mondal Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	08/03/2019	LTI 08/03/2019	08/03/2019	
272 Sreerampore Road, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARNPM3439M, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office				
3	<b>Name</b> <b>Mr Mithun Mondal</b> Son of Late Ganendra Alias Jnanendra Chandra Mondal Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	08/03/2019	LTI 08/03/2019	08/03/2019	
272, Sreerampore Road, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AWYPM0134F, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office				

Major Information of the Deed :- I-1605-01491/2019-08/03/2019

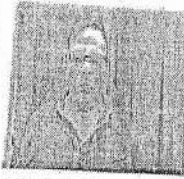

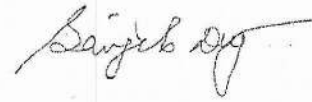
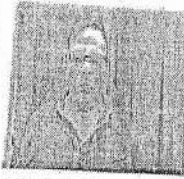

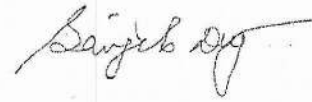
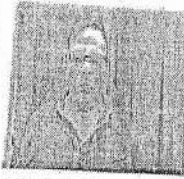

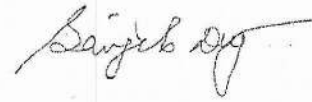
19/03/2019 Query No:-16051000057404 / 2019 Deed No :I - 160501491 / 2019, Document is digitally signed.





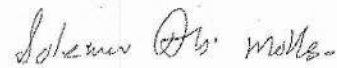
### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dey Construction</b> E-44 Kalachand Para, P.O:- Garia, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AFYPD0828E, Status :Organization, Executed by: Representative

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Mr Sanjib Dey (Presentant )</b> Son of Mr Subhas Chandra Dey Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office</td><td> Mar 8 2019 3:54PM</td><td> LTI 08/03/2019</td><td> 08/03/2019</td></tr></table>	Name	Photo	Finger Print	Signature	<b>Mr Sanjib Dey (Presentant )</b> Son of Mr Subhas Chandra Dey Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office	 Mar 8 2019 3:54PM	 LTI 08/03/2019	 08/03/2019	<p>E-44 Kalachand Para, Kamdahari, P.O:- Garia, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFYPD0828E Status : Representative, Representative of : Dey Construction (as sole proprietor)</p>		
Name	Photo	Finger Print	Signature									
<b>Mr Sanjib Dey (Presentant )</b> Son of Mr Subhas Chandra Dey Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office	 Mar 8 2019 3:54PM	 LTI 08/03/2019	 08/03/2019									

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Soleman Ali Molla</b> Son of Mr Shalamat Ali Molla Kanungo Park Masjid Bari, P.O:- Garia, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	 08/03/2019	 08/03/2019	 08/03/2019

Identifier Of Mr Anup Mondal, Mr Sanjib Mondal, Mr Sanjib Dey, Mr Mithun Mondal

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Anup Mondal	Dey Construction-4.64063 Dec
2	Mr Sanjib Mondal	Dey Construction-4.64063 Dec
3	Mr Mithun Mondal	Dey Construction-4.64063 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Anup Mondal	Dey Construction-200.00000000 Sq Ft
2	Mr Sanjib Mondal	Dey Construction-200.00000000 Sq Ft
3	Mr Mithun Mondal	Dey Construction-200.00000000 Sq Ft

Major Information of the Deed :- I-1605-01491/2019-08/03/2019

19/03/2019 Query No:-16051000057404 / 2019 Deed No :I - 160501491 / 2019, Document is digitally signed.

Endorsement For Deed Number : I - 160501491 / 2019

On 01-03-2019

**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 97,07,441/-

*Sukanya Talukdar*

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

On 08-03-2019

**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 13:22 hrs on 08-03-2019, at the Office of the A.D.S.R. ALIPORE by Mr Sanjib Dey .

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

Execution is admitted on 08/03/2019 by 1. Mr Anup Mondal, Son of Late Jnanendra Chandra Mondal, 272 Sreerampore Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Sanjib Mondal, Alias Mr Sanchit, Son of Late Jnanendra Chandra Mondal, 272 Sreerampore Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr Mithun Mondal, Son of Late Ganendra Alias Jnanendra Chandra Mondal, 272, Sreerampore Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Soleman Ali Molla, , , Son of Mr Shalamat Ali Molla, Kanungo Park Masjid Bari, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Others

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

Execution is admitted on 08-03-2019 by Mr Sanjib Dey, sole proprietor, Dey Construction (Sole Proprietorship), E-44 Kalachand Para, P.O:- Garia, P.S:- Bansardroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr.Soleman Ali Molla, , , Son of Mr Shalamat Ali Molla, Kanungo Park Masjid Bari, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,021/- ( B = Rs 20,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2019 4:20PM with Govt. Ref. No: 192018190368516231 on 05-03-2019, Amount Rs: 20,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI7364564 on 05-03-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1605-01491/2019-08/03/2019

19/03/2019 Query No:-16051000057404 / 2019 Deed No :I - 160501491 / 2019, Document is digitally signed.


### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 2630, Amount: Rs.5,000/-, Date of Purchase: 06/03/2019, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/03/2019 4:20PM with Govt. Ref. No: 192018190368516231 on 05-03-2019, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI7364564 on 05-03-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar

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

Major Information of the Deed :- I-1605-01491/2019-08/03/2019

19/03/2019 Query No:-16051000057404 / 2019 Deed No :I - 160501491 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 54122 to 54157  
being No 160501491 for the year 2019.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2019.03.19 17:28:45 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 19/03/2019 17:28:41  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)