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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is submitted to a judge. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

Additional District Sub-Registrar,
Garia South 24 Parganas

08 MAY 2017

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT is made this

the 24 day of May Two Thousand Eighteen

BETWEEN

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তার ০৪-০৩-১৪

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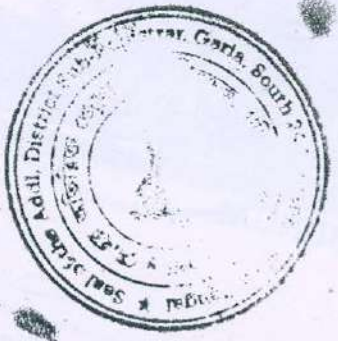
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শকর কুমার সরকার
স্ট্যাম্প ভেস্তার
সোনারপুর এ্যা. ডি. এস. আর অফিস
দঃ ১৪ পরগণা

T. K. Chakraborti
Advocate
Baruipur Court



D 248054



Additional District Sub-Registrar.
Garia South 24 Parganas

08 MAY 2018

[Handwritten signatures and initials]

1) MR. ANINDYA KISHORE MANNA, (PAN-AEFPM1292M), son of Late . Baneswar Manna, by faith-Hindu, by occupation-service, residing at Bijoy Nagar, P.O. & P.S.Goshaba, District- South 24Pin Code No.743370,-Parganas,presently at Tentulaberia, Anukul Chandra Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084, District-South 24-Parganas, and **(2) MR. PANKAJ BHUSAN GAYEN**, (PAN-AELPG 8528A), son of Late . Nilmoni Gayen, by faith-Hindu, by occupation-Service, residing at Vill & P.O. Purba Gopal Nagar, P.S.Manirbazar, District- South 24-Parganas,Pin Code No.743395, presently at L/6.Rental Housing Estate,, 48/4 Sultan Alam Road, P.O. & P.S Charumarket, Kolkata-700033, District-South 24-Parganas hereinafter Jointly called and referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

" OM REALTORS ", a registered Proprietorship Firm, having its registered office at Balia, Garia Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084, represented by its sole proprietor, SRI DIBYENDU ROY,(PAN-ADVPR0643J), alias SRI DIBYENDU NARAYAN ROY, son of Late Sitendu Narayan Roy, residing at 'Kamal Mati' Tentulberia, P.O.Garia,P.S.Sonarpur. Kolkata-700 084, presently at "SWARNABITHI", 95, East Balia, Garai Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084, District-South 24-Parganas, hereinafter called and referred to as the **" DEVELOPER/PROMOTER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his successors-in-office and assigns) of the OTHER PART.

WHEREAS the owners, are lawfully seized and possessed of or otherwise well and sufficiently entitled.to all that piece and parcel of Amalgated land measuring more or less 5 Cottahs 9 Chittaks 5 Sq.ft alongwith revised sanctioned building Plan No.216/Rev/CB/28/28 dated 28/11/2016 for construcion of proposed (G+IV) storied building situated and lying at ,Mouza-Bathansfartabad J.L.No.47, R.S.No.7, Touzi

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No.109, Pargana-Medanmolla, P.S.Sonarpur, A.D.S.R.office at Garia, comprising in R.S.Dag Nos. 3155 & 3156, appertaining to R.S.Khatian No.216, Hoding No.562, Dakshin Madhya Fartabad, Ward No.28, under P.S.Sonarpur, District-South 24-Parganas, fully described in the First Schedule hereunder written.

AND WHEREAS one Biswanath Halder on 12/9/1932 by way of purchase in an auction sale in connection with R.C.Case No.579 of 1930-31 held in the Alipore District Court became the owner of all that the land admeasuring an area of approx. 71 Sataks comprised in Dag No. 3155 and 11 Sataks comprised in Dag No.3156 lying and situate in Khatian No.216 of Barhansfartabad Mouza, P.S.Sonarpur, District-South 24-Parganas.

AND WHEREAS the said Biswanath Halder while seized and possessed of the aforesaid property sold and conveyed the same to Smt. Radharani Mukherjee vide a registered deed of conveyance dated 30/8/1938.

AND WHEREAS by an indenture dated 21/12/1942, which was duly registered before the District Registrar Alipore Sadar and recorded in Book No.I, volume No.82, Pages- 259 to 264, being No.3518 for the year 1942, the above named Radharani Devi(Mukherjee) wife of Sri Bhujanga Mukherjee sold the said piece and parcel of said land to Smt. Annapurna Devi alias Annapurna Mukherjee, wife of Nagendra Nath Mukherjee and Smt. Amiyarani Devi alias Amiyarani Mukherjee, wife of Kalisadhan Mukherjee.

AND WHEREAS the said Smt. Annapurna Mukherjee, wife of Nagendra Nath Mukherjee and Smt. Amiya Rani Nukherjee wife of Kalisadhan Mukherjee in order to have the said property partitioned by metes and bounds between themselves executed a partition deed dated 3/11/1970 amongst themselves and the said partition deed was registered before the sub-Registrar of Sonarpur, south 24-Parganas and was recorded in Book No.I, Volume No.44, Pages-294 to 297 being No.3298 for the year 1970.

AND WHEREAS by virtue of the said partition deed the said Smt. Amiya Rani Mukherjee, being 1st party of the said partition deed got the land measuring 24.5 Decimals in Schedule Kha of the said partition lying and situate at Mouza-Barhansfartabad

, J.L.No.47, R.S. Dag No.3155, Khatian No.216, P.S.Sonarpur, District-South 24-Parganas..

AND WHEREAS the said Smt. Amiya Rani Mukherjee while seized and possessed of the allotted portion of the property vide the aforesaid partition deed mentioned hereinabove out of love and affection that she had for her sons, Sri Santosh Kumar Mukherjee and Sri Sitangshu Kumar Mukherjee, decided to give them a portion of the aforesaid allotted property falling in her portion as per the aforesaid partition deed.

AND WHEREAS the said Smt. Amiya Rani Devi, in pursuance of her aforesaid desire, by a deed of gift dated 2/1/1985 and registered before the A.D.S.R.Sonarpur office and recorded in Book No.I, Volume No.1, Pages-86 to 91, being No.14 for the year 1985 transferred all that piece and parcel of land admeasuring an area of approx. 8 Decimals comprised in R.S.Dag No.3155, being a portion of the allotted property fallin at the northern portion as per the aforesaid partition deed, in favour of her son, **Sri Santosh Kumar Mukherjee.**

AND WHEREAS the said Smt. Amiya Rani Devi, in pursuance of her aforesaid desire, by a deed of gift dated 2/1/1985 and registered before the A.D.S.R.Sonarpur office and recorded in Book No.I, Volume No.1, Pages-92 to 97, being No.15 for the year 1985 transferred all that piece and parcel of land admeasuring an area of approx. 8 Decimals comprised in R.S.Dag No.3155, being a portion of the allotted property fallin at the northern portion as per the aforesaid partition deed, in favour of her son, **Sri Sitanshu Kumar Mukherjee.**

AND WHEREAS the said Smt. Amiya Rani Mukherjee also got the land measuring more or less 3 Cottahs 10 Chattaks comprising in R.S.Dag Nos. 3155 & 3156 of R.S.Khatian No.216, of Barhansfartabad Mouza, J.L.No.47 by a registered deed of exchange in 1991 registered at A.D.S.R.Sonarpur office and recorded in Book No.1, Volume No.106, Pages- 154 to 159, being No.5670 for the year 1991 from Smt. Annapurna Mukherjee regarding the land of Dag No.3156.

AND WHEREAS the said Amiya Rani Devi died intestate leaving behind her three sons, Sri Santosh Kumar Mukherjee, Sri Sitangshu Kumar Mukherjee and Sri Himangshu

Mukherjee and one daughter Smt. Shila Ganguly as her sole legal heirs and successors.

AND WHEREAS the said Sri Santosh Kumar Mukherjee sold, transferred and conveyed the land measuring more or less 2 Cottahs 15 Chittaks out of 4 cottahs 13 Chittaks 6 sq. ft. in R.S.Dag No.3155, Khatian No.216 of Barhansfartabad Mouza, J.L.No.47 in 2006 to **MR. ANINDYA KISHORE MANNA(Owner No.1 herein)** registered at A.R.A-I, Kolkata, and recorded in Book No.I, Volume No.1, Pages-1 to 14, being No.14264 for the year 2006.

AND WHEREAS the said legal heirs of late Amiya Rani Devi, i.e. Sri Santosh Kumar Mukherjee, Sri Sitangshu Kumar Mukherjee, Sri Himangshu Mukherjee and Smt. Shila Ganguly jointly sold, transferred and conveyed the land measuring 2 Cottahs 10 Chattaks 5 Sq. ft. (the split up of the land being :-1 Cottah 6 Chattaks 20 Sq.ft. of R.S.Dag No.3155 plus 1 Cottah 3 chattaks 30 Sq.ft of R.S.Dag No.3156) of R.S.Khatian No.216 at Mouza-Barhansfartabad Mouza, J.L.No.47 to **SRI PANKAJ BHUSAN GAYEN(owner No.2 herein)** executed on 20/7/2006 and completion on 23/4/2007 registered at A.R.A-1 Kolkata and recorded in Book No.I, Volume No.1, Pages-1 to 19, being No.4586 for the year 2007.

AND WHEREAS after purchasing the said **MR. ANINDYA KISHORE MANNA(Owner No.1 herein)** became the sole and absolute owner of the aforesaid area of 2 cottahs 15 chittaks of land particularly mentioned in the Part -1 of the First Schedule hereunder and got the property recorded in his name in Municipal office, vide Holding/Premises No.541, Dakshin Madhya fartabad, Ward No.26 of Rajpur-Sonarpur Municipality and paid the tex upto date.

AND WHEREAS after purchasing the said **MR. PANKAJ BHUSAN GAYEN(Owner No.2 herein)** became the sole and absolute owner of the aforesaid area of 2 cottahs 10 chittaks 5 sq.ft.of land particularly mentioned in the Part -2 of the Part-II of the First Schedule hereunder and got the property recorded in his name in Municipal office, vide Holding/Premises No.562, Dakshin Madhya fartabad, Ward No.26 of Rajpur-Sonarpur Municipality and paid the tex upto date.

AND WHEREAS the said owner No.1 herein executed a General Power of attorney on 15/03/2011 in favour of Sri Dibyendu Narayan Roy and Sri Saibal Chakraborty,

registered at Sonarpur A.D.S.R. office and recorded in Book No..1V, C.D. Volume No.1, Pages- 5180 to 5192, being No.650 for the year 2011.

AND WHEREAS the said owner No.2 herein executed a General Power of attorney on 01/07/2011 in favour of Sri Dibyendu Narayan Roy and Sri Saibal Chakraborty, registered at Sonarpur A.D.S.R. office and recorded in Book No..1V, C.D. Volume No.3, Pages- 1025 to 1036, being No.1527 for the year 2011.

AND WHEREAS the said Sri Dibyendu Roy and Sri Saibal Chakraborty, Attorneys of SRI ANINDYA KISHORE MANNA(owner No.1 herein) and SRI PANKAJ BHUSAN GAYEN(owner No.2 herein) executed two separate deed of gift on 8/7/2011 registered at Sonarpur A.D.S.R. office and recorded in Book No.I, C.D. Volume No.19, Pages-685 to 698, being No.7981 for the year 2011 and Book No.I, C.D. Volume No.19, Pages-672 to 684, being No.7983 for the year 2011 respectively regarding the holding Nos. 541 & 562 into one holding.

AND WHEREAS after amalgated the said **SRI ANINDYA KISHORE MANNA(owner No.1 herein) and SRI PANKAJ BHUSAN GAYEN(owner No.2 herein)** became the absolute owners of the land measuring more or less 5 Cottahs 9 Chittaks 5 Sq.ft situated and lying at Mouza-Barhansfartabad , J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, P.S.Sonarpur, A.D.S.R.office at Garia, comprising in R.S.Dag Nos. 3155 & 3156, appertaining to R.S.Khatian No.216, Hoding No.562, Dakshin Madhya Fartabad, Ward No.28, under P.S.Sonarpur, District-South 24-Parganas(hereinafter called the said premises), fully described in the First Schedule hereunder written.

AND WHEREAS the said Sri Dibyendu Narayan Roy and Sri Saibal Chakraborty, attorneys of SRI ANINDYA KISHORE MANNA(owner No.1 herein) and SRI PANKAJ BHUSAN GAYEN(owner No.2 herein) obtained a building plan of the said Primises fully described in the First Schedule hereunder written on 17/07/2014 vide sanctioned building Plan No.838/CB/28/81 and also revised santioned Plan No.216/Rev/CB/28/28 dated 28/11/2016 for construction of (G+IV) storied building for commercial and residential purposes.

AND WHEREAS the said SRI ANINDYA KISHORE MANNA (owner No.1 herein) revoked the General Power of attorney No.650 for the year 2011 in the year 2018 registered at A.D.S.R.Garia office.

AND WHEREAS the said SRI PANKAJ BHUSAN GAYEN (owner No.2 herein) revoked the General Power of attorney No.1527 for the year 2011 in 2018 registered at A.D.S.R.Garia office .

AND WHEREAS the said Owners are very much desirous to develop their said premises fully described in the First Schedule hereunder written but owing to paucity of fund and lack of experience in this matter, approached the Developer , the party of the Second Part of the Second Party herein to make construction of a Multi-storied building as per sanctioned building plan which was duly sanctioned by the authority of Rajpur-Sonarpur Municipality.

AND WHEREAS the Developer herein agreed to make the construction of the proposed building in flat system for residential, and other purposes in exchange of getting the share of the entire construction and development in kind of flats etc. and the owners get 50%(fifty per cent) commercial, residential,garage excluding First floor (50% of 1st Floor will be additionally adjusted which will diverted to the other same type FAR) of the total approved F.A.R.(Floor Area Ratio) of the New building of the First Schedule property as per sanctioned plan including common service area as described in the Second Schedule to be erected at the cost of the Developer and it has been mentioned and written in the Second Schedule as described as the Owners' allocation hereunder, to be constructed as per sanctioned building plan at the cost of the Developer and entire construction excluding aforesaid Owners' allocation shall obtained by the Developer and the owners shall not claim upon the Developer's allocation as mentioned in the Third Schedule hereunder written,

AND WHEREAS the Developer shall get the entire construction of the proposed building excluding owner's allocation as described in the Second Schedule hereunder written and the said building shall be erected at the cost of the Developer as per

sanctioned building plan referred to herein by the cost of the Developer and this is called as the Developer's allocation as mentioned in the third Schedule hereunder written.

AND WHEREAS the Developer herein shall erect the proposed building at its cost on the said premises upto maximum height as per present permissible law of Rajpur-Sonarpur Municipality consisting of several apartment as per the building plan at the cost of the Developer and also providing therein in the common areas and other facilities and the amenities for the purpose of selling of flats/apartments. The Developer shall sell and enjoy it allocation to be constructed on the following terms and conditions:-

NOW THE TERMS AND CONDITIONS OF THIS AGREEMENT FOR JOINT VENTURE as follows:-

ARTICLE -1

(DEFINATION)

1. OWNERS :-shall mean and include (Mr. Anindya Kishore Manna & Mr. Pankaj Bhusan Gayen) the above named person and their heirs, executors, administrators, legal representatives and assings) of FIRST PART.
2. DEVELOPER shall mean and include the Proprietorship Firm " OM REALTORS" a sole proprietorship Firm represented by its sole proprietor, SRI DIBYENDU NARAYAN ROY, described as the SECOND PART.
3. ADVOCATE:- shall mean and include Advocates whom the Developer as well as the Owner may from time to time appoint as the Advocates for the project.
4. ARCHITECTS:- shall mean and include such architect or firm of architects whom the Developer may from time to time appoint as the Architects for the new building or buildings.
5. PREMISES shall mean and include the piece and parcel of land measuring 5 Cottahs 9 chittaks 5 Sq.ft. along with revised sanctioned Building Plan No.216/ Rev/CB/28/28 dated 28/11/2016.for construction of (G+IV) storied building lying at Mouza-Barhansfartabad, J.L.No.47, comprising in R.S.Dag Nos.3155 & 3156, appertaining to Khatian No.216, Holding No. 562, Dakshin Madhya

Fartabad, ward No.28, of Rajpur-Sonarpur Municipality, P.S.Sonarpur , District-South 24-Parganas,

6. NEW BUILDING:- shall mean and include the building to be constructed in the said property as per the revised sanctioned building plan Plan No.216/Rev/CB/28/28 dated 28/11/2016 at the cost of the Developer.
7. UNIT shall mean and include the flats and/or spaces in the building intended to be built and /or constructed in the said premises to be occupied by the flat owners including owner herein.
8. COMMON FACILITIES:- shall mean and include stair-cases, lift, common passage, open spaces, water supply system, water , water pump and motor, septic tank, electric lines, Caretaker room, land , boundary walls , 50% roof, main gate of the building boundary wall with building and points at all common areas, overhead and under ground water reservoir and drainage system as described in the Forth Schedule herein below.
9. SINGULAR shall mean and includes the plural and vice-versa.
11. MASCULINE shall mean the feminine and vice-versa.
12. OWNERS' ALLOCATION shall mean 50%(fifty per cent) of the total approved F.A.R.(Floor Area Ratio) Excluding 1st Floor (50% of FAR will be divert to the other same type FAR) of the First Schedule of the New building as per revised sanctioned Plan No.216/Rev/CB/28/28 dated 28/11/2016 including common service area as described in the Second Schedule hereunder written.
13. DEVELOPER' ALLOCATION :-shall mean the remaining 50% (fifty percent) including 1st floor of the total approved F.A.R.(Floor Area Ratio) and entire parapet wall with 50% of roof of the First Schedule property of the New building as per revised sanctioned building Plan No.216/Rev/CB/28/28 dated 28/11/2016 except the Owner's allocation and such Developer's allocation has been described in the Third Schedule" below.
14. SALEABLE SPACE : shall mean the space which have fallen in the Developer's allocation in the new proposed building available for independent use and occupation

after making due provision for the owners' allocation together with all proportionate common facilities and the space as required thereof.

15. FORCE MAJEURE shall mean flood, earthquake or riot, war, storm, tempest, civil commotion, strike, lock-out any third party's action and/ or law suit and/or other act or commission beyond the control of the Parties hereto.
16. TRANSFER with its grammatical variation shall include transfer by possession and by any other mean adopted for effecting what is understood as a transfer of space in multistoried building to purchase thereof.
18. TRANSFEREE shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

The owners is being desirous to develop the said premises in the form of multistoried residential building and other purposes in the said premises in the form of joint venture.

THE DEVELOPER agreed to co-operate and develop the said premises of the owner at his own costs and expenses in the form of joint venture on the terms and conditions hereinafter contained.

ARTICLE-II COMMENCEMENT

The agreement shall deemed to have commenced with effect from the date of execution of these persents

ARTICLE-111 OWNERS' RIGHTS AND RESENTATIONS

1. The owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property..
2. No other persons that the owners have any claim, right, title and /or demand over and in respect of the said property and /or any portion thereof.
3. There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulations) Act.
4. The Developer as well as the Owners shall collect individual clearance any taxes income tax if required in respect of their individual allocation.

ARTICLE-IV PROCEDURE

1. DEVELOPER will get the said property measured and surveyed on behalf the owners and will pay all the necessary expenses.
2. The owners shall deliver the entire holding at the time of execution of this agreement, to the Developer who shall erect the proposed building in the said building.
3. The said property have been mutated in the name of the owners under Rajpur-Sonarpur Municipality and the owners have paid the necessary Municipal taxes to the concerned Municipality.
4. Some taxes may be dues for the said property to Rajpur-Sonarpur Municipality and/ or other concerned authorities. These amount of due taxes will be paid by the owners.
5. After execution of this agreement the Developer shall take proper steps for the sanctioning the building plan in respect of the proposed project.
6. The Developer shall erect, construct and complete the said building within 30 (Thirty) months to be calculated from the date of sign of the Agreement .. Time is the essence of this Agreement.
7. After the construction of the new building the Developer can enter into an Agreement for sale or any kind of transfer rent or in any way deal with Developer' Allocation with any third party or parties for peaceful purpose abiding by all laws of the land as absolute ownership thereof, the owners shall not interfere.
- 8.. From the date of taking over possession of the owners' allocation, the owners shall pay the proportionate share of maintenance and taxes on their allocation as mentioned in the Second Schedule below.

ARTICLE-V DEVELOPER'S RIGHT

1. The owners hereby grant, subject to what have been hereunder provided, exclusive right to the developer to construct the proposed building in the said premises and the developer shall erect the new building thereon in accordance with the Sanctioned Plan as mentioned aboveb at his own cost.

2. The developer will responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.
3. The owners shall give the developer so mentioned other than exclusive licence to the developer to commercially exploit the same in the term hereof and to deal with the developer's allocation in the new building in the manner hereinafter stated. The developer can enter into an agreement for sale, transfer, lease rent handover possession of or in any way deal with developer's allocation excluding the owners' allocation and right as stated herein above in full. However, the owners will be bound to sign as Confirming party of the aforesaid agreement for sale, transfer, lease rent between the Developer and any third party if required.
4. The developer shall be exclusively entitled to developer's allocation in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same in a lawful manner/purpose without any right claim or interest therein whatsoever or the owners shall not in any way therefore with or disturb the quiet and peaceful possession of the Developer's allocation.
5. The decision of the developer regarding the quality of the building materials shall be final and binding upon the parties hereto. The such building materials shall shall be standard one. However, the owners shall have the right of inspection the project from time to time if required.

ARTICLE-VI CONSIDERATION

1. The owners have agreed to permit the developer to exploit commercially the said property being holding No.562 Dakshin Madhya fartabad and to construct and erected new building on the land in accordance with the building plan as mentioned above.
 - a) The developer will prepare all necessary documents, architectural plan structural design etc and will bear all expenses for the above purpose.
 - b) The developer shall erect, construct and complete the new building and shall provide the owners' allocation to the owners and all costs, charges and expenses shall be paid, born and discharged by the developer for the construction.
 - c) The developer hereby undertake to construct and complete the new building at the

said premises within a period of 30 months to be calculated from the date of signing this agreement.

- d) The developer shall erect the building as per sanction building plan.
- e) As soon as the new building shall be completed the developer shall give written notice to the owner for taking the possession of the owners' allocation in the new building as within mentioned and the owners shall then take the possession in the said allocation of the owners and since the date of receiving the such notice the owner shall pay the proportionate taxes and maintenance cost for their allocation.
- g) The owners shall execute the deed of conveyance or conveyances in respect of the flats etc. together with undivided proportionate share of the land which shall come under the Owners' allocation in favour of either the developer and/or its nominee or nominees at the time of getting possession of the owners' allocation or thereafter when call for. The cost of the deed of conveyance will be born by the developer and/or it nominee or nominees. The owners however will have a preemptory right to purchase any of such portion of developer's allocation against due consideration as may be agreed to between the developer and the owners.

ARTICLE -VI OWNERS' INDEMNITY

1. Owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference.
2. The owners shall be liable to meet up all previous outstanding and liabilities and documentation including municipal taxes in respect of the entire holding if any. But during construction work shall be paid only by the developer ever at the time of construction work if any labour or mason or may man connected with the said venture dies due to accident owner shall not be held responsible and liable to pay any compensation for the same.
3. The owners hereby agree and covenant with the developer not to cause any

interference or hindrance in the construction of the said new building at the said property by the developer.

4. The owners hereby agree and covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and /or disposing of any of the developer allocated portion in the building after completion of the new building.

ARTICLE-VIII DEVELOPER'S UBDEMNITY

1. The developer hereby undertake to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or relative to the construction of the said new building.
2. The developer shall on completion of the new building in all respect and in conformity with all legal procedures required for the same put the owner in undisputed possession together with all rights therein including proportionate rights in common to the common portion.

ARTICLE-IX MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the new building by the developer various deeds, matters and things herein specified may be required to be done by the developer and for which the developer may have the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specified provisions may not have been mentioned herein, the owners hereby undertake to do all such acts, deeds and things that may be responsible required to be done in the matter of proposed construction and the owners shall sign and execute all such additions, applications, power of attorney and /or authorization and other documents as the case may be to facilitate the construction of the new building. It is decided that at the time of execution of this agreement, the owners shall hand over all original title deed, paid up tax bill etc. to the developer immediate after completion of registration of flat etc. on developer allocation the same shall be handed over to the owners by the developer.

2. The owners herein empower the developer to facilitate the construction work and also sell and transfer of all kinds of developer allocation at the said premises and by virtue of this Development power of attorney which shall remain in force till the completion of project as well as completion of registration of developer's allocation the developer shall sell or transfer his allocation to the intending purchaser/purchasers or in favour of his nominee or nominees and shall do all the acts for Rajpur-sonarpur Municipality such as sanctioning the building plan, modified or revised plan or sewerage or drainage plan and its connection and also take necessary connection of water, electricity or telephone connection in the said premises on behalf of the owners and execute all papers, deeds, plans etc, and the developer shall have right to advertise for sale or transfer their allocation to any third party or parties by virtue of this indenture and power to be executed by the owner in favour of the developer.

3. The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

4. The developer shall deliver the owners' allocation as within mentioned to the owners within the stipulated period.

5. The owners shall give full co-operation to the developer for smooth running of the project in connection with the property.

6. The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy their space without interference or disturbances, provided the developer perform and fulfil all the terms and conditions herein contained and on their part to be observed and performed and it is decided by both the parties and it is also decided that this project shall be registered under section 3 of the West Bengal Building (Regulation of Promotion of Construction and transfer by promoters) Act, 1993 if required.

7. The developer shall sell their allocation to the intending purchaser/s as described in the Third schedule hereunder written along with common services as described in the schedule Fourth hereunder written and the developer shall have right to take full or part consideration sum against their allocation as within mentioned on which the owner shall not claim or demand.

8. That during the stipulated period if the owners decease his all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh Power of Attorney shall have to be executed by the legal heirs of the present owners if required in favour of the developer as and when they shall be informed on the contrary if the Developer decease during the stipulated period as within mentioned, the legal heirs of such proprietor remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.

9. The owners hereby allows the developer that the developer shall have ever liberty to erect the proposed building in the said premises and the owners shall get the 50%(fifty per cent with common service) commercial, carparking space and residential area excluding first floor of the total F.A.R. of the said construction area (50% of 1st floor will be diverted to the other same type FAR) of the said premises including all common services as described in the Second schedule below.

10. No communication Tower will be constructed on the roof of the building.

11. JURISDICTION all courts, within the limits of Baruipur, Alipore, District South 24-Parganas and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE A ABOVE REFERRED TO

(Description of the Said Prmised)

ALL THAT piece and parcel of amalgamated land measuring more or less 5 Cottahs 9 chattaks 5 Sq.ft. along with revised sanctioned Building Plan No.216/Rev/CB/28/28 dated 28/11/2016 for construction of proposed (G+IV) storied building situated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, A.D.S.R.office at Garia, P.S.Sonarapur Comprising in R.S.Dag Nos.3155 & 3156, appertaining to R.S.Khatian No.216, Holding No.562, Dakshin Madhya Fartabad, Ward No.28, under P.S.Sonarapur, District-South 24-Parganas

Butted and bounded by :-

On the North : Part of R.S.Dag No.3155

On the South : Part of R.S.Dag No.3155 & 3156

On the East : 75 M wide E.M.Bye Pass

On the West : Part of R.S.Dag No.4376 & 4377

THE SECOND SCHEDULE B ABOVE REFERRED TO

(Owners' allocation)

The Owners shall get (a) 50%(fifty per cent) of the total approved F.A.R.(Floor Area Ratio) residential,commercial,garage Excluding First Floor of the New building as per revised sanctioned Plan No.216/Rev/CB/28/28 dated 28/11/2016 including common service area.of the First Schedule Porperty, (b) proportionate 50% of 1st floor will be additionally ajusted to other same category of FAR or as the Developer will get total 1st floor.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's allocation)

The developer shall get the remaining 50%(Fifty per cent) including 1st Floor of the total approved F.A.R. (Floor Area Ratio) including entire parapet wall and 50% roof of the new building as per revised sanctioned Plan No.216/Rev/CB/28/28 dated 28/11/2016 including common service area.of the First Schedule property.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common rights and facilities) & (common expenses to be paid proportionate)


Pump and motor, stair-case, Lift common passage, water lines,land, boundary wall, water tank and reservoir, fixtures and fittings, 50% roof and main entrance and gate shall be enjoyed by the owner andalso the intending purchaser to whom the developer shall sell the proposed construction.

Maintenance charges, common electric, repairing of building litigation, expenses, all taxes, charge of sweeper and Caretaker.

IN WITNESS WHEREOF the parties hereto have set and subscribed their
respective signature and seal on this day month and year first above written

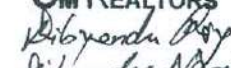
SIGNED SEALED AND DELIVERED

In presence of WITNESSES :

1. 
Baruipur Civil Court

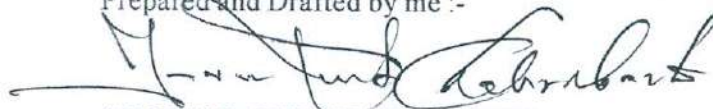
2. Sathi Kar (Adv),
Baruipur civil court

Anindya Kishore Manna
Bharaj Bhushan Gayen
SIGNATURE OF THE OWNERS

OM REALTORS

alias Dipendu Narayan Nayak
PROPRIETOR

SIGNATURE OF THE DEVELOPER

Prepared and Drafted by me :-


(TARUN KANTI CHAKRABARTI)

Advocate(853/95)

Baruipur Civil Court.

Typed by me



Sonarpur A.D.S.R. office

SCHEDULE OF WORK

(SPECIFICATION OF THE CONSTRUCTION)

1. **FLOORS** : the floors of bed rooms, living and dining room, kitchen, toilet, balcony would be finished with Marble floor.

- 2A) **TOILET** : The wall of the toilet would be finished in plain white glazed tiles upto 5'-0" height from the floor with concealed pipe lines, for water supply. Also the toilet would be provided with white colour wash basin with two taps would be provided in living cum dining room.

- 2B) **WATER CLOSET(W.C,**
 - : Wall would be finished in plain white glazed tiles upto 5'-0" height from the floor with concealed pipe lines for water supply and it would be provided with new white colour commode (European) with low down P.V.C. cistern, one water tap.

3. **DOORS**
 - : All door frames would be made of sal wood painted in colours.
 - All doors would be flush doors fitted with standard fittings (excepting locks) All doors would be painted in colours.

4. **WINDOWS** : All the window would be provided with steel window with steel guard bar and would be finished in colour

5. **KITCHEN** : One Black Granite cooking platform fitted with black sink, upto 2'-0" plain white glazed tiles will be fitted on back wall of the cooking platform;

6. **ELECTRICAL WIRING AND FITTINGS:**
 - A) full concealed wiring (B) One electrical calling bell point beside main door, (C) bed room would be provided with two light points , one fan point, two 5 Amp power point one A.C point, (D) Living

gum dining room would be provided with three light points, two fan points, two 5 Amp power point, (E) one light point, one exhaust fan point one 5amp and one 15 Amp power point in kitchen (F) one light point and one exhaust fan point only in toilet one gizerpoin in toilet only. (G) one light point in balcony., 5 amp plug point (H) Separate meter for individual flat will be installed by the owner at his cost.

7. WATER SUPPLY : water would be supplied from over head tank from deep tubewell or under ground reservoir through Municipal water by standard motor pump.

8. INSIDE WALL OF THE FLAT :

Putty in all inside-walls.

9. COLOUR OF THE BUILDING:

Cement based colour outside walls of the building staircase will be furnished by lime wash.

10. ROOF : Roof treatment shall be done.

11. LIFT : Lift facilities available for all the flat owners.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADVPR0643J



नाम /NAME

DIBYENDU NARAYAN ROY

पिता का नाम /FATHER'S NAME

SITENDU NARAYAN ROY

जन्म तिथि /DATE OF BIRTH

15-09-1969

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब. - III

COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

कार्ड लेखा संख्या /PERMANENT ACCOUNT NUMBER

AELPG8528A



नाम /NAME

PANKAJ BHUSAN GAYEN

पिता का नाम /FATHER'S NAME

NILMONI GAYEN

जन्म तिथि /DATE OF BIRTH

12-08-1968

हस्ताक्षर /SIGNATURE

Pankaj Bhusan Gayen

Pankaj Bhusan Gayen

आयकर आयुक्त, प.सं.-III

COMMISSIONER OF INCOME TAX, W.B. - II

इस कार्ड के खो / भिल जाने पर कृपया जारी करने

वाले प्राधिकारी को सूचित / वापस कर दें

संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),

पी-7,

घोरंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority.

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta - 700 069.

Pankaj Bhusan Gayen

Pankaj Bhusan Gayen

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEFPM1292M



नाम /NAME

ANINDYA KISHORE MANNA

पिता का नाम /FATHER'S NAME
BANESWAR MANNA

जन्म तिथि /DATE OF BIRTH
01-03-1969

हस्ताक्षर /SIGNATURE

Anindya Kishore Manna

AKM

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Anindya Kishore
Manna*

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

IN: 19-201819-023452891-1
BRN Date: 08/05/2018 06:47:01
BRN: 10606948

Payment Mode Online Payment
Bank : United Bank
BRN Date: 08/05/2018 06:42:24

DEPOSITOR'S DETAILS

Id No. : 16290000691254/2/2018
[Query No./Query Year]
Name : OM REALTORS
Contact No. : Mobile No. : +91 9831595331
E-mail :
Address : Balia Garia Station Road Garia Sontarpur 700084
Applicant Name : Mr Tarun Kanti Chakrabarti
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16290000691254/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	16290000691254/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	21

Total












15041

In Words : Rupees Fifteen Thousand Forty One only

Photo		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Left Hand					
	Right Hand					












Name

Signature

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Left Hand					
	Right Hand					





Name ANINDYA KISHORE MANNA

Signature Anindya Kishore Manna

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Left Hand					
	Right Hand					

Name PANKAJ BHUSAN GAYEN

Signature Pankaj Bhushan Gayen

		Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Left Hand					
	Right Hand					

Name DEBYENDU NARAYAN Roy (Dibyendu Narayan Roy or Dibyendu Narayan Roy)

Signature Dibyendu Narayan Roy Dibyendu Roy

Major Information of the Deed

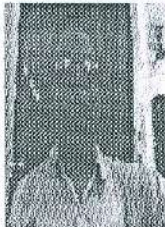

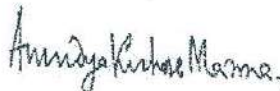
Deed No :	I-1629-02169/2018	Date of Registration	08/05/2018
Query No / Year	1629-0000691254/2018	Office where deed is registered	
Query Date	02/05/2018 11:09:15 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 1,11,19,396/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Side Road/ Canal Side Road, Mouza: Barhans Fartabad, Ward No: 28, Holding No:562

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3155	RS-216	Bastu	Danga	4 Katha 5 Chatak 20 Sq Ft	5,00,000/-	86,65,365/-	Width of Approach Road: 25 Ft.,
L2	RS-3156	RS-216	Bastu	Danga	1 Katha 3 Chatak 30 Sq Ft	1,00,000/-	24,54,031/-	Width of Approach Road: 25 Ft.,
		TOTAL :			9.1896Dec	6,00,000 /-	111,19,396 /-	
		Grand Total :			9.1896Dec	6,00,000 /-	111,19,396 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Anindya Kishore Manna Son of Late Banewar Manna Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office			
		08/05/2018	LTI 08/05/2018	08/05/2018

Major Information of the Deed :- I-1629-02169/2018-08/05/2018

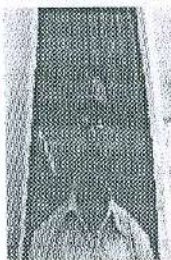

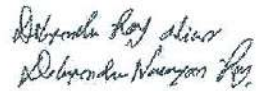
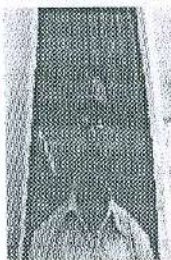

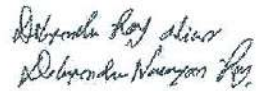
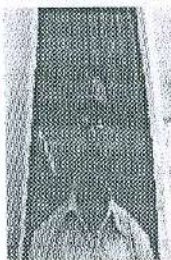

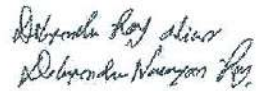
Tentulberia, Anukul Chandra Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEFPM1292M, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018
 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mr Pankaj Bhusan Gayen Son of Late Nilmoni Gayen Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office			
		08/05/2018	LTI 08/05/2018	08/05/2018
L/6, Rental Housing Estate, 48/4 Sultan Alam Road, P.O:- Charu Market, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AELPG8528A, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office				

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	Om Realtors Balia Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ADVPR0643J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Mr Dibyendu Roy, (Alias Name: Mr Dibyendu Narayan Roy) (Presentant) Son of Late Sitendu Narayan Roy Date of Execution - 08/05/2018, , Admitted by: Self, Date of Admission: 08/05/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>May 8 2018 3:48PM</td> <td>LTI 08/05/2018</td> <td>08/05/2018</td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr Dibyendu Roy, (Alias Name: Mr Dibyendu Narayan Roy) (Presentant) Son of Late Sitendu Narayan Roy Date of Execution - 08/05/2018, , Admitted by: Self, Date of Admission: 08/05/2018, Place of Admission of Execution: Office					May 8 2018 3:48PM	LTI 08/05/2018	08/05/2018
Name	Photo	Finger Print	Signature										
Mr Dibyendu Roy, (Alias Name: Mr Dibyendu Narayan Roy) (Presentant) Son of Late Sitendu Narayan Roy Date of Execution - 08/05/2018, , Admitted by: Self, Date of Admission: 08/05/2018, Place of Admission of Execution: Office													
	May 8 2018 3:48PM	LTI 08/05/2018	08/05/2018										
Kamal Mati, Tentulberia, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADVPR0643J Status : Representative, Representative of : Om Realtors (as sole proprietor)													

Major Information of the Deed :- I-1629-02169/2018-08/05/2018

Identifier Details :

Name & address	
Mr Tarun Kanti Chakrabarti Son of Late Tarun Kanti Chakrabarti Baruipur Civil Court, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Anindya Kishore Manna, Mr Pankaj Bhusan Gayen, Mr Dibyendu Roy	
	08/05/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Anindya Kishore Manna	Om Realtors-3.58073 Dec
2	Mr Pankaj Bhusan Gayen	Om Realtors-3.58073 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Anindya Kishore Manna	Om Realtors-1.01406 Dec
2	Mr Pankaj Bhusan Gayen	Om Realtors-1.01406 Dec

Endorsement For Deed Number : I - 162902169 / 2018

On 08-05-2018

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 13:58 hrs on 08-05-2018, at the Office of the A.D.S.R. GARIA by Mr Dibyendu Roy Alias Mr Dibyendu Narayan Roy,.

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 1,11,19,396/-

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

Execution is admitted on 08/05/2018 by 1. Mr Anindya Kishore Manna, Son of Late Baneswar Manna, Tentulberia, Anukul Chandra Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mr Pankaj Bhusan Gayen, Son of Late Nilmoni Gayen, L/6, Rental Housing Estate, 48/4 Sultan Alam Road, P.O: Charu Market, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Major Information of the Deed :- I-1629-02169/2018-08/05/2018

Indetified by Mr Tarun Kanti Chakrabarti, , Son of Late Tarun Kanti Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-05-2018 by Mr Dibyendu Roy, , Mr Dibyendu Narayan Roy sole proprietor, Om Realtors (Sole Proprietoship), Balia Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tarun Kanti Chakrabarti, , Son of Late Tarun Kanti Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2018 6:42AM with Govt. Ref. No: 192018190234528911 on 08-05-2018, Amount Rs: 21/-, Bank: United Bank (UTBI00CH175), Ref. No. 10606948 on 08-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2131, Amount: Rs.5,000/-, Date of Purchase: 28/03/2018, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2018 6:42AM with Govt. Ref. No: 192018190234528911 on 08-05-2018, Amount Rs: 15,020/-, Bank: United Bank (UTBI00CH175), Ref. No. 10606948 on 08-05-2018, Head of Account 0030-02-103-003-02



Abhijit Bera

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

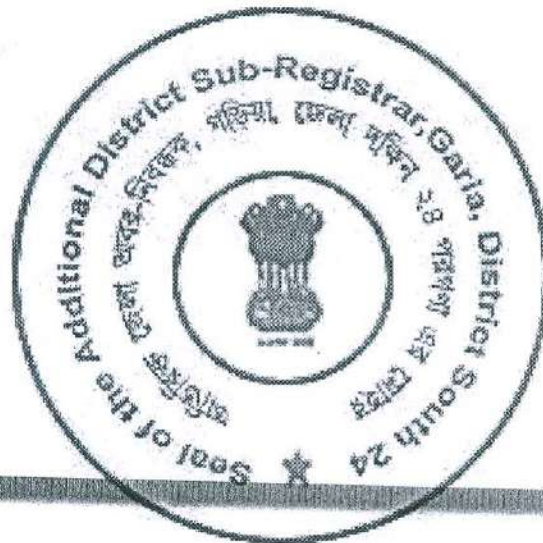
Major Information of the Deed :- I-1629-02169/2018-08/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 69348 to 69378

being No 162902169 for the year 2018.



Digitally signed by ABHIJIT BERA
Date: 2018.05.14 15:42:02 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 14-May-18 3:41:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)