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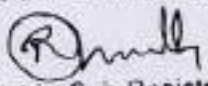


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Certified that the document is admitted to registration. The registration sheets and the endorsement sheet attached with this document are the part of this document.


 District Sub-Registrar-II
 Alipore, South 24 Parganas

DEC 2017

AGREEMENT FOR DEVELOPMENT

THIS MEMORANDUM OF AGREEMENT FOR DEVELOPMENT is made on this the

8th day of December Two Thousand and Seventeen BETWEEN :

1. SMT. TRIPTI CHATTERJEE (PAN AGNPC3695C) wife of Lt Santosh Kumar Chatterjee and
2. SRI SAIKAT CHATTERJEE (PAN AJSPC9848D) son of Lt Santosh Kumar Chatterjee and
3. SMT. JHARNA CHATTERJEE (PAN BOZPC0080A) wife of Lt Paritosh Kumar Chatterjee and
4. SRI SANDIP CHATTERJEE (PAN AKUPC3833N) son of Lt Paritosh Kumar Chatterjee and
5. SMT MITA CHAKRABORTY (PAN AOEPC8135Q) wife of Dilip Chakraborty and daughter of Lt Paritosh Kumar Chatterjee and
6. SMT NITA SOM (PAN FABPS2508K) wife of Ujjal Som and daughter of Lt Paritosh Kumar Chatterjee all of whom residing at 28/10A Barisha Purba Road, P.S. Haridevpur, Kolkata - 700063 hereinafter referred to as "THE LANDOWNERS" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**

-AND-

JOYOUM CEMCAST PVT LTD (PAN AAECJ0147N) a private limited company registered under the Companies Act, carrying business for gain from 38 Nutun Pally, P.S. Haridevpur, Kolkata - 700008 represented by its director **TAPAS KUMAR DUTTA (PAN ADXPD5777H)**, son of Lt A. Dutta residing at 38 Nutun Pally, P.S. Haridevpur, Kolkata - 700008 hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors, administrators and assigns) of **OTHER PART.**

WHEREAS by a registered deed of conveyance registered in the office of the Joint Sub Registrar of Alipore at Behala and recorded in Book No 1 Volume No 48 pages 37 to 40 being No 2470 for the year 1975 Santosh Kumar Chatterjee (Since deceased) and Paritosh Kumar Chatterjee (since Deceased) collectively purchased a land measuring about 22 satak at Mouza Purba Barisha. This property was mutated before the K.M.C. and was numbered Premises No 668 Vidyasagar Sarani.

WHEREAS by another registered deed of conveyance registered in the office of the Joint Sub Registrar of Alipore at Behala and recorded in Book No 1 Volume No 33 pages 216 to 217 being No 2217 for the year 1957 Paritosh Kumar Chatterjee (since Deceased) purchased a land measuring about 15 satak at Mouza Purba Barisha i.e presently 8

Cottachs more or less of land alongwith 300 sq ft RTS lying thereon. This property was mutated before the K.M.C. and was numbered Premises No 2171 Vidyasagar Sarani.

AND WHEREAS the said Paritosh Kumar Chatterjee (since Deceased) died on 31/10/2014 leaving behind the landowners No 3 to 6 as his only legal heirs and before his death he had constructed a 2400 sq ft R.C.C. structure on the premises No 2171 Vidyasagar Sarani.

AND WHEREAS the said Santosh Kumar Chatterjee (since Deceased) died on 26/05/2015 leaving behind the landowners No 1 and 2 as his only legal heirs and before his death he had constructed a 800 sq ft R.C.C. structure on the premises No 668 Vidyasagar Sarani.



Nipti Chatterjee

AND WHEREAS the two premises thereafter got amalgamated before the K.M.C. and was renumbered as Premises No 668 Vidyasagar Sarani and the total land measured about 19 Cottachs 4 Chittachs and 40 sq ft in Mouza Purba Barisha J.L. No 23 R.S. No 43 Touzi 1-6, 8-10 and 12-16 R.S. Dag No 2996 under R.S. khatian 236 and 230, P.S. Haridevpur K.M.C. Ward No 124, Kolkata 700063

AND WHEREAS the landowners are possessing and peacefully enjoying the said property and being approached by the said developer and after giving their consent to such

proposal and after mutual understanding and negotiations between all the aforesaid parties, as all the landowners had earlier entered into a memorandum of understanding and an development agreement with this said developer, who also developed the said lands and made the said lands free from encumbrances thereby incurring a huge amount of money, both the parties to this agreement finally agrees to enter into this agreement on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

ARTICLE - I: DEFINITIONS :

The Said Property shall mean All that piece and parcel of land measuring more or less about 19 Cottachs 4 Chittachs and 40 sq ft in Mouza Purba Barisha J.L. No 23 R.S. No 43 Touzi 1-6, 8-10 and 12-16 R.S. Dag No 2996 under R.S. khatian 230 and 236, P.S. Haridevpur K.M.C. Ward No 124, Kolkata 700063 and also known as premises no 668 Vidyasagar Sarani Kolkata 700063 and butted and bounded by :-

On the North : Land of Nikhil Ch Roy;
 On the South : 13" 4' ft K.M.C. Road;
 On the East : 16" 9' ft K.M.C. Road;
 On the West : Land of Soumen Guhothakurata.

1. *The Building* shall mean a multi-storied building or buildings to be constructed in the said Holding / Premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation or any appropriate authority or authorities at the cost of the Developer.
2. *The Building Plan* shall mean the plan for the construction of the building as per Plan to be sanctioned by Kolkata Municipal Corporation in the name of the Land Owners or the Developer and also any renewal or amendments thereto and/or modifications thereof.

3. *Built-up Area and Super Built -up Area* shall mean the area of a flat calculated on the basis of the current rules and regulations and definition of such as prescribed by the K.M.C. on the date the sanctioned plan is allotted to the Landowners.

ARTICLE – II; EXPLOITATION RIGHTS :

In consideration of 36% of F.A.R. for Land Owners 1 and 2 and 32% of F.A.R. for other Land Owners on all floors except the ground floor AND (In the Ground Floor – 1 tenanted sanctioned area to be allotted to the Land owners out of 5 tenanted sanctions) AND out of the remaining F.A.R. in the ground floor, i.e. after deducting the tenanted allocations, Land owners No 1 and 2 shall get 36 % of the F.A.R. and Landowners No 3 to 6 shall get 32 % of the F.A.R. allotted to the landowners in the building to be constructed and in consideration of a refundable money paid to the land owners No 1 and 2 i.e. Rs 3,00,000/- and money paid to land owners No 3 to 6 i.e. Rs 7,30,000/- (the money shall be refunded at the time of getting possession of their respective flats), the Land Owners allows the Developer to build residential/commercial building in the said premises containing several flats and/or car parking space in accordance with the **sanctioned plan and to sell the said flats, car parking spaces** to buyers under Developer's allocation and choice. The Developer shall be entitled to obtain necessary **advances** from intending buyers on terms and conditions as the Developer may in his absolute discretion deem fit and proper.

ARTICLE – III; BUILDING :

1. The Developer shall prepare a Plan for construction of a residential building at the said Holding / Premises at her costs and expenses and shall submit the Plan duly signed by the land owner and/or Developer to the Kolkata Municipal Corporation. The Developer shall appoint, advocate, architect, mason, workers, darwan, mistries and shall pay their fees, wages and salary and the Land Owner shall not be liable and/or responsible for the payment of the same.
2. The Developer is hereby authorized and empowered in relation to the said construction so far as may be necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials even allocable to the Land Owner for the construction of the said building and similarly to apply and obtain temporary and/or permanent connection of

water, electricity power and/or gas to the building and other inputs and facilities required for which purpose the Land Owner doth hereby agree to execute in favour of the Developer such power/s of Attorney as required to sign on behalf of the Land Owner all such applications and other documents as shall be required for the purpose of or otherwise for or in connection with the construction of the said building from time to time.

3. All dealings by the Developer in respect of the construction of the building shall be in the name of Land Owner/Developer but such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the Land Owner. The Land Owner shall not be liable for any political liability. The Developer agrees and undertakes to indemnify and keep the land owner indemnified for any loss and/or damage or suffering that may be caused due to acts, misdeeds, omission and/or commission on part of the developer relating to construction and other related works in the said premises fully described in the Schedule below under this agreement. The land owners shall not interfere in any construction activities of the developer. The proposed building's name shall be SREE OM RESIDENCE.

ARTICLE - IV; BUILDING ALLOCATION :

1. Immediately upon the construction of the proposed building stage by stage and/or its completion or on completion of any parts of the same, all flats, car parking spaces shall belong to the Developer and the Land Owner shall not have any right, title, interest, claim or demand whatsoever in respect thereof, subject to owners' allocation as mentioned hereinafter to the Land Owner to be handed over to them.
2. On completion of the building and after delivery of possession of the Owner's allocation, the Land Owner or the Developer as Constituted Attorney shall transfer and convey at the request of the Developer and at the cost of the transferee or transferees the proportionate share of land in respect of the flat or flats and car parking spaces by executing the relevant Deeds of Sale in favour of the Developer or of such other person or persons who may be nominated by the Developer in that regard. Furthermore, the Developer shall execute and register Deed of Conveyance in favour of the prospective

purchasers by virtue of the Power of Attorney and realise the sale proceeds and discharge valid receipt in respect of the flats, Car parking space and proportionate share of land.

ARTICLE-V; CONSTRUCTION :

1. The Developer shall construct a multi-storied building or buildings on the said Holding / Premises according to building plan/plans to be sanctioned by the Kolkata Municipal Corporation. The entire finance for construction of the said building shall be provided by the Developer. The Developer shall have absolute discretion to sell the flats, and car parking spaces in the said building under her allocation on its terms and conditions and realise the sale-proceeds of the Developer's allocation.

OWNER'S ALLOCATION AND CONSIDERATION MONEY

36% of F.A.R. for Land Owners 1 and 2 and 32% of F.A.R. for other Land Owners on all floors except the ground floor AND (In the Ground Floor – 1 tenanted sanctioned area to be allotted to the Land owners out of 5 tenanted sanctions) AND out of the remaining F.A.R. in the ground floor, i.e. after deducting the tenanted allocations, Land owners No 1 and 2 shall get 36 % of the F.A.R. and Landowners No 3 to 6 shall get 32 % of the F.A.R. allotted to the landowners in the building to be constructed and in consideration of a refundable money paid to the land owners No 1 and 2 i.e. Rs 3,00,000/- and money paid to land owners No 3 to 6 i.e. Rs 7,30,000/- (the money shall be refunded at the time of getting possession of their respective flats)

DEVELOPER'S ALLOCATION

The Developer shall be allotted entire proposed building of the constructed area except owner's allocation, the flats and car parking spaces and cupboard spaces in the proposed building according to sanctioned plan. Proceeds of sale of flats, car parking spaces of the developer's allocation shall belong to the Developer.

ARTICLE – VI; COMMON FACILITIES:

1. The Land Owner shall pay proportionate Municipal Tax assessed for their flats to the Kolkata Municipal Corporation from the date of registration of the deed of Power Of Attorney in the developer's favour. The Land Owner shall also pay proportionate common

expenses and maintenance charges for his flats to the Owners' Association punctually on physical possession of her flats. The Land Owner shall not be liable for the Corporation and other statutory Taxes of the flats under Developer's allocation. The Developer or their nominee or nominees or transferees shall be liable to pay Corporation Tax assessed for his/their flat/flats and car parking space etc, if any as aforesaid.

2. **COMMON FACILITIES** shall include all passages, ways, stairways, corridors, lobbies, shafts gate\s, rainwater pipes, sewerage and drainage pipe lines, underground water fittings, fixtures, manhole, pit, water connection and pipes lines, overhead and underground reservoir, pipe lines, motor pump,, fences and boundary wall, courtyard, CESC Ltd. supply, electric connection and electrical supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, garbage, vat, common driveways and other facilities whatsoever required for the establishment of location, enjoyment, provision, maintenance and management of the affairs and the said building in the said premises.

ARTICLE – VII; OWNER'S OBLIGATION

- a) That during the continuance of the agreement the Land Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said premises by the Developer and shall quit and vacate the premises on the date of execution of this agreement and also after shifting to rented premises. The Landowners shall demolish any structure in the said premises and hand over the same to the developer free from all encumbrances.
- b) The Owners shall grant a general power/s Attorney in favour of the Developer to be registered and / or notarized to facilitate the construction of the building according to the sanctioned Plan and sell the entire flat, car parking space except Owner's allocation empowering him to sell flat and car parking spaces of the said building and for such purpose authorizing him to enter into agreement with intending purchaser or purchasers, receive all earnest moneys and all payments towards consideration money and to execute sign and register such Deed of Conveyance of proportionate share of land or flat and car parking spaces in the building be it stated here whatsoever is written in the Power of Attorney shall be entitled to sell his allocation the flat /car parking space and receive the earnest money and consideration money in respect of

such sale and they need not have to credit such amount in the account of the Land Owner.

- c) With the execution of these presents the Developer and/or their representatives shall have free access to the premises for the purpose of soil testing, drawing and other works necessary for the Developer and construction on the said property.
- d) The Land Owner shall not be responsible for the nature of construction of the Building by the Developer and Developer shall be responsible to the ultimate purchaser/s for the nature and quality of construction.
- e) The land Owners shall not be fully responsible for any dispute arising out of their end or from their representatives inclusive of LAC (Local Activated Councilors) or other Government or Corporation Officers.
- f) The landowners shall not claim any F.A.R. or any portion of area or space that the developer may construct extra beyond the Sanctioned Plan's F.A.R..

ARTICLE – VIII; DEVELOPER'S OBLIGATION :

1. The Developer after demolishing the existing structure, shall construct the said building in terms of this Agreement and in accordance with the plan or plans sanctioned by Kolkata Municipal Corporation with consent of other appropriate authority or authorities, if necessary.
2. The Developer shall complete the building within 36 months from the date of sanction of Building Plan and after the owner vacates the said premises and after demolition of the existing building and after necessary development of land. Time is the essence of the Agreement provided, however, the time may be extended for a further period.
3. The Developer shall pay and bear all Municipal taxes and other taxes payable for the said property from the date of their taking possession of the premises and after registration of P.O.A. till the date of delivery of possession of the flats to the prospective buyers. The

Developer shall also pay the due Municipal Taxes and make arrangement for Mutation in the Kolkata Municipal Corporation after registration of P.O.A..

4. Any matter not specifically mentioned in this Agreement or any difference and dispute arising in between the parties hereof shall be referred to a sole arbitrator to be appointed by the Developer for arbitration, following, provisions of the Arbitration and Conciliation Act, 1996.

ARTICLE – IX; COMMON RESTRICTIONS :

1. The Developer during construction shall abide by all laws, rules and regulation of Government' Local Bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, Bye-laws, rules and regulations. The developer shall hand over a true copy of the sanctioned plan to the hand Owner for her custody and inspection of the proposed construction
2. The Developer or its nominees shall not use or permit to use the flats, car parking space in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other occupiers of the new building.

ARTICLE-X; TITLE & AMENITIES

1. The Land Owner declare that they have a good and marketable title to the said property without any claim, right, title or interest in or of any other persons thereon and that they have a good and marketable right and title to enter into this Agreement with the Developer.
2. The Land Owner hereby declare that the said property is free from any manner of lispensens, charges, claims encumbrances or mortgages whatsoever.
3. The Developer shall have under its custody all the original documents/Deeds of aforesaid land and the developer shall provide receipt in that respect.

ARTICLE-XI; MISCELLANEOUS:

1. The Land owner shall vacate the premises within 15 days of registration of the development agreement.
2. Upon completion of the building the developer, by virtue of the Power of Attorney duly registered shall execute appropriate Sale Deeds/ Conveyances of the land or proportionate share of the land or flats/ car parking spaces in favour of the Developer and/or his nominated transferees under the allocation of the Developer in terms of this agreement. The stamp duty transfer, charges including registration fees payable for the transfer shall be borne by the Transferee(s).
2. As and from the date completion of the building the developer and/or his nominated transferees or purchasers of flats, car-parking spaces be liable to pay and bear proportionate charges on account of Municipal Tax, Wealth Tax, and other taxes and all charges and impositions as well as common expenses payable in respect of their flats and car parking spaces.
3. Any bonafide omission or commission in this Agreement shall be corrected modified and rectified by Supplementary Agreement made between the parties.

ARTICLE – XII; JURISDICTION:

Appropriate Courts in West Bengal having territorial jurisdiction shall entertain all disputes and actions between the parties herein.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land measuring more or less about 19 Cottachs 4 Chittachs and 40 sq ft in Mouza Purba Barisha J.L. No 23 R.S. No 43 Touzi 1-6, 8-10 and 12-16 R.S. Dag No 2996 under R.S. khatian 236 and 230, P.S. Haridevpur K.M.C. Ward No 124, Kolkata 700063 and also known as premises no 668 Vidyasagar Sarani Kolkata 700063 and butted and bounded by :-

- On the North : Land of Nikhil Ch Roy;
On the South : 13" 4' ft K.M.C. Road;
On the East : 16" 9' ft K.M.C. Road;
On the West : Land of Soumen Guhothakurata.

**THE THIRD SCHEDULE ABOVE REFERRED TO :
(THE BUILDING AND SPECIFICATIONS OF FLATS)**

STRUCTURE AND FOUNDATION:

Building designed on R.C.C. foundations conforming to National Building Code and/or West Bengal Municipal Act and Building Rules or as per sanctioned Plan, floor and Design.

FLOORING & SKIRTING

Vitrified Floor Tiles in the bed rooms, Drawing Room and Dining Room. Toilets, kitchen and verandah, will have antiskid ceramic tile (300x300mm) with 150 mm skirting all around.

TOILETS :

All toilets will be provided with P.V.C. pipe for General water, standard white basin, or commode with low down cistern, all toilet walls will have Glazed tiles upto 1800 mm height.

KITCHEN :

Kitchen will have black stone cooking counter and one stainless steel sink and Glazed Tiled above cooking counter.

DOORS & DOORS FRAME:

All doors will have a wooden frame of treated Sal wood and flush door and two coated enamel paints.

WINDOW, FRAME & GRILLS:

All window frames shall be made of steel window window with 4 mm clear sheet Glass.

INTERNAL WALLS :

Plaster walls finished with plaster of paris. Bricks work will be done 200 mm thickness for external and 75 mm for internal partition walls otherwise mentioned in drawings and painted with two coats of primer.

EXTERNAL WALLS :

External walls to be one coated with water proof cement paint and two coats weather-coat.

STAIRCASE :

Plaster of paris well finished with white lime-wash.

ELECTRICAL:

All concealed wiring in every rooms, toilet, kitchen, living room and verandah

BEDROOMS:

1. One bracket light point
2. One tube-light point
3. One ceiling fan point
4. One night lamp point
5. One 6 pin plug point on Switch Board
6. Air Condition point

LIVING/DINING:

1. One tube-light point
2. One bracket light point
3. One ceiling fan point
4. One 5 amp point
5. One 5 pin plug point on Switch Board
6. One T.V. Antenal concealed pipe line lay-out only
7. One Electric Call Bell attached at Flat entrance

KITCHEN:

1. One ceiling light point

2. One exhaust fan point
3. One 15 amp. Point

TOILET :

1. One light point
2. One exhaust point
3. One Geyser point

ELECTRICAL & SANITARY ITEMS:

1. Wires Cables – "Finolex" make
2. Electric Fittings – Anchor/ Pritam make
3. Taps & Showers –ISI make

ELECTRIC METER

A separate electric meter shall be provided for each flat at the cost, security deposits to be paid reimbursed by the intending buyers or flat holder/and owner.

The developer shall provide for the electrical meter for common services including stair case lighting at costs but the amount of deposit shall be proportionately recovered from the intending buyers or flat holder.

PLUMBING:

Concealed G.I. Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink.

WATER:

- a) The developer will provide Corporation water from under-ground reservoir.
- b) Deep Tube-well, if any, cost extra (to be borne by flat owner/Landowner.

EXTRA WORK :

Purchaser including Land Owner requesting for extra work and or change in above mentioned specifications towards betterment and fixing of costly items shall be entertained before commencement of the construction work of the specified item and the

purchaser/land owner shall be required to pay for the extra work as may be requested by the purchaser/land owner and such request shall be entertained before commencement of the construction work of the specified item and the purchaser/land owner shall be required to pay in advance for the extra cost as maybe determined by the Developer or its Architect/Civil Engineer.

MATERIAL :

Standard materials shall be used for the construction of the proposed building.

THE FOURTH SCHEDULE ABOVE REFERRED TO

"COMMON PORTIONS"

1. MAIN ENTRANCE AND EXIT
2. Boundary walls and main entrance gate and exit gate.
3. Entrance lobby, Staircases, staircase landings on all floor of the said building and the roof of the building.
4. Electric service line, electric main line, stair case switch and light and electric machine line box and electric meter for electrical common water pump and common points and lights within the building and/or within the premises and electric meter space and other electrical fixtures and fittings excluding only those as are within the exclusive area of any unit/flat commercial space exclusively for its use.
5. Electric water pump space and underground water reservoir overhead water storage tank water supply line together with all common plumbing installations and fittings for carriage of water excluding only such parts or installations and fittings as are installed within the exclusive area of any unit / flat exclusively for its use.
6. The underground septic tank and all drainage and sewerage installations and fittings for smooth outlet of waste water and waste materials excluding only such coats or installations and fittings which are installed within the exclusive area of any flat/unit, exclusively for its use.
7. Such other common parts, areas, equipments, installations, fixtures, fittings spares space and materials in or about the said land and the building as are necessary for passage to and/or user of the flats in common by the other flats of the same building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

COMMON EXPENSES**PROPORTIONATE TO THE AREA OF OWNERSHIP**

1. All costs of maintenance, operating, replacing while washing painting rebuilding, reconstruction, decorating or re-decorating and lighting the common portions and also the outer walls of the said building.
2. All charges and deposits for the supplies of common utilities.
3. Corporation rates and taxes and other outgoing save those as are separately assessed on the respective flats/units.
4. All expenses referred above shall be borne and paid proportionately by the Land Owner/Purchasers/Co-owner from the date of taking over possession of their respective portions or from the date of transfer by Deed of Conveyance whichever is earlier.
5. All costs for formation of Association of Owners shall be borne by the owners equally.

THE SIXTH SCHEDULE ABOVE REFERRED TO**THE TERMS & CONDITIONS**

- 1) The Land Owner / Co-owner / Purchaser / Purchasers shall be entitled to the undivided proportionate share in the land and / or the common parts of the building and/or in respect of the common services & utilities therein.
- 2) Until separate assessment Land owner/co-owner/purchaser shall bear and pay proportionate share of Kolkata Municipal Corporation rates & taxes and also bear and pay proportionately all common expenses to the respective authorities. Upon mutation of the purchaser name and separate assessment of the purchaser allocated flat the purchaser shall pay and bear such Tax & Rates wholly on imposition in respect of the said flat and proportionately in respect of the common portions of the building to the respective authorities.
- 3) The Land owner / co-owner / purchaser will be bound to take delivery of the said allocated unit / flat within fifteen days strictly from the date of receiving of the completion notice or intimation of possession letter of the said unit/flat by the developer, failure of which the responsibilities of the said flat will go to the purchaser's side.
- 4) Land Owner / Co-owner / purchaser shall be bound to execute Deed of Conveyance in respect of the allocated unit / flat within six month from the date of taking delivery of the

said flat strictly, failing of which the responsibilities of making the Deed of Conveyance will go to the purchaser's side only.

- 5) Land Owner / Co-owner / purchaser shall not obstruct or object to the Developer or his men or agents using, allowing others to use, making or transferring the Developers portion and/or any type of constructional work by the Developer on any part of the building or premises, excepting the Land Owner / Co-owner / purchaser's allocated flat.
- 6) Land Owner / Co-owner / purchaser shall not obstruct or object to the developer's selling, granting, transferring rights to any person/person's Company/Companies, any type of organizations, according to the developers choice of any part of the land and/or building, excepting the Land Owner / Co-owner / purchaser's without effecting the right of the Land Owner / Co-owner / purchaser in respect to the common portions of the building.
- 7) After getting delivery of the Unit/Flat in the said proposed building the Land Owner / co-owner / purchaser at his own cost or expenses strictly shall do the following :
 - a) Land Owner / Co-owner / purchaser will keep and use the flat and every part thereof and all fixtures and fittings therein which are exclusive parts of the flat property painted and in a good repairs and neat & clean condition and decent and respectable place of abode.
 - b) Land Owner / Co-owner / purchaser will use allotted portions and all common portions quietly, peacefully, and carefully and only for the purposes for which they are respectively meant.
 - c) Land Owner / Co-owner / purchaser will co-operate with the Developer and Association and/or other flat/space owners in the building for upkeep and proper maintenance and protection of the common portions.
 - d) Land Owner / Co-owner / purchaser will pay all the common expenses and rates & taxes to the Developer / the Association proportionately.
8. After getting the delivery of the flat in the said proposed building the Land Owner / Co-owner / purchaser strictly shall not do any of the following acts, deeds or things :
 - a) Without specific consent in writing of the developer demolish any part of the Land Owner / Co-owner / purchaser flat/space and/or do any constructional addition or alteration work in the Land Owner / Co-owner / purchaser allocated space of any part of it which may effect the vertical, horizontal and /or lateral support provided by the various parts of the unit to the remaining parts of the building or any constructional work which may affect the other co-purchaser / Land Owner/ Co-owner of the building.

- b) Add or alter any portion, elevation or colour scheme of the building.
- c) Place or caused to be placed any articles or objects in the common areas like cycles, motorbikes, household goods, furniture, machines etc. without specific consent in writing from the developer.
- d) Place or cause to be placed any flower tub, show stand or shoes or any heavy articles in the common stair case and stair case landings and use the common portions for purposes other than the purposes for which they are meant.
- e) Throw or accumulate or caused to be thrown or accumulated any dust, filth, rubbish, waste materials or refuse of any kind in the common areas save at the place therefore indicated.
- f) Injure, harm, and damage the common portions of any other flat space in the premises or the building by making any addition or alteration and withdrawing any constructional support or by doing any constructional work.
- g) Do or knowingly suffer anything to be done which is likely to cause nuisance or annoyance to the occupant of the other units in the premises and/or neighboring houses.
- h) Use or allow the unit or any part thereof to be used for any club, public meeting, conference hall, nursing home, boarding house, public eating house or other public purposes, without the specific consent in writing from the developer and then from all the related Government departments.
- i) Put up or affix any Signboards, Nameplates, Hoarding, Banner or other things or other similar articles in the common portion or on outside walls of the building in writing by the developer. The Land owner / co-owner / purchaser will however be entitled to fix different nameplates on the main entrance door of the unit.
- j) Carry on or knowingly suffer being carried on any obnoxious injuries, dangerous, hazardous, immoral or illegal acts in the unit and/or the common portions.
- k) Keeping or storing any offensive, obnoxious, injurious, dangerous, hazardous, articles in the unit or the building
- l) Keeping any heavy article on the floor or operate any kind of heavy machine other than the usual home appliances.
- m) Keep or allow any lunatic or any person suffering from any virulent dangerous or infectious disease within the unit or the building.

- n) Affix or draw any cable T.V. broadcasting wire, Television wire, telephone wire or any pipeline from and to through any common portion of the building or outside / inside wall of other units of the building except in their respective flats.
- o) This agreement shall be valid upon realization of payments to the landowner as per Memo of Consideration and this Agreement.

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

SIGNED, SEALED AND DELIVERED

In the presence of :

1. *Moinak Chatterjee*
14/13 N.R. Road
K01-8

Symphi Chatterjee
Soumit Chatterjee

Tharuna Chatterjee
Sandip Chatterjee

Mita Chakraborty

Nita Sorn

Land Owners

2. *Prasanta Ghosh*
8/20 Ananda Pally West
K01-93.

JOYDUM CEMCAST PVT. LTD.

Jayashankar Datta
Director.

Developer

Drafted, Identified, Read-over and explained in Bengali by me:-

Moinak Chatterjee
Advocate

₹ 320 / 2003

MEMO OF CONSIDERATION

RECEIVED from the developer a sum of Rs. 10,30,000/- (Rupees Ten Lacs and Thirty thousand only) being full and final consideration as herein below :-

- | | |
|--|------------|
| 1. To Landowners 1 & 2
By different cheques | 3,00,000/- |
| To Landowners 3 to 6
By different cheques | 7,30,000/- |

Total Rs. 10,30,000.00

(Rupees Ten Lacs and Thirty Thousand only)

WITNESS :

M. Chatterjee
19/13 N.R. Road
K-1-8

M. K. Chatterjee
Sunder Chatterjee
Thayna Chatterjee
Sunder Chatterjee

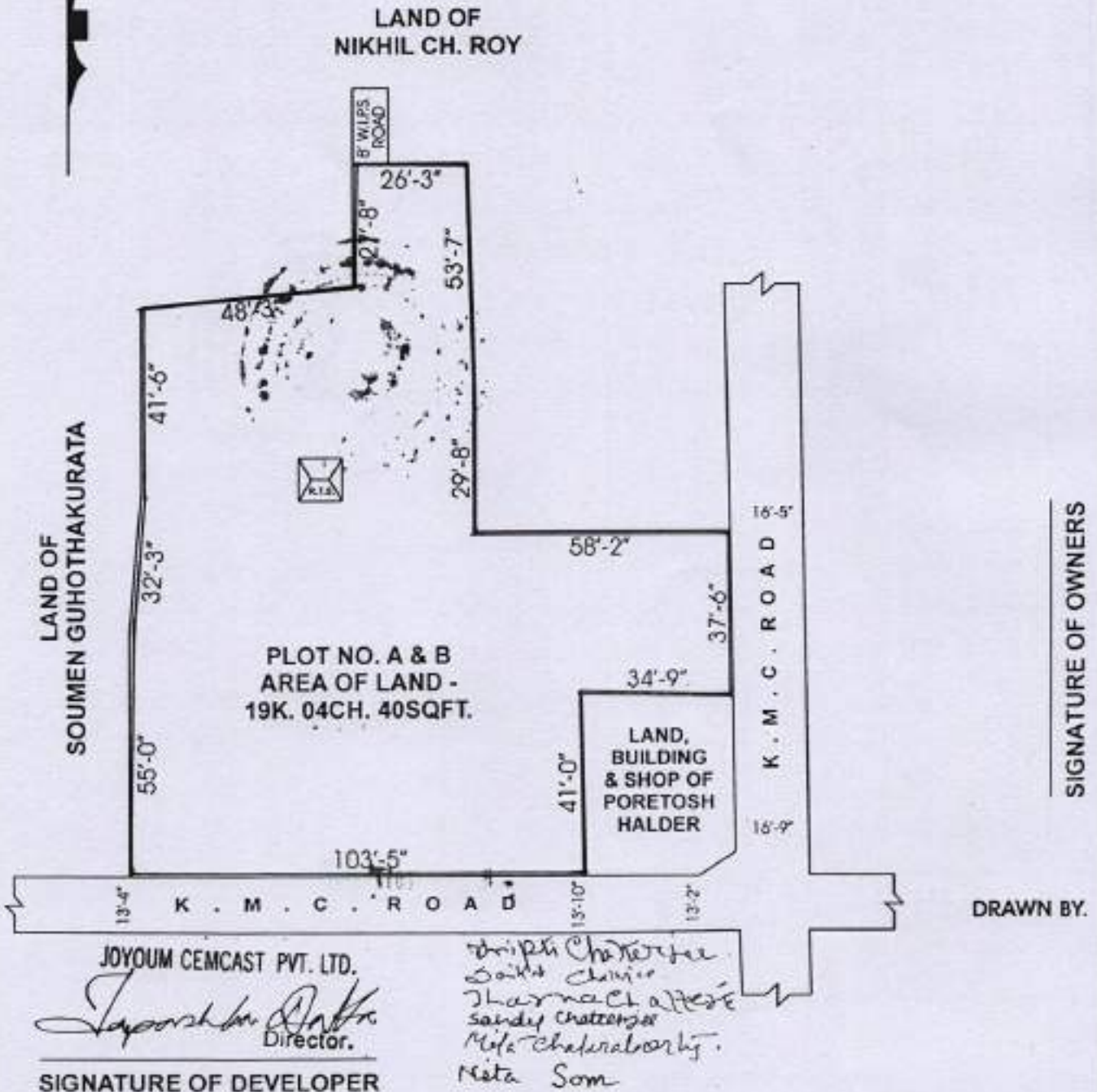
Mita Chatterjee


Mita Saha

Signature of the Landowners


SITE PLAN FOR PART OF R.S. DAG NO. 2996, APPERTAINING TO R.S. KHATIAN NO. 230, MOUZA - PURBA BARISHA, J.L. NO. 23, R.S. NO. - 43, P.S. - HARIDDEVPUR, DIST. 24 PARAGANAS SOUTH. UNDER- K.M.C. (S.S.UNIT) WARD NO. 124, PREMISES NO. - 668, VIDYA SAGAR SARANI, KOLKATA - 700 063.
AREA OF LAND- 19K.-04CH.-40 SQFT. (MORE OR LESS)
PROPERTY MARKED IS SHOWN IN RED BORDER
NAME OF OWNERS : 1) SMT. TRIPTI CHATTERJEE, 2) SRI. SAIKAT CHATTERJEE, 3) SMT. JHARNA CHATTERJEE, 4) SRI. SANDIP CHATTERJEE, 5)SMT. MITA CHAKRABORTY & 6) SMT. NITA SOM.
NAME OF DEVELOPER :- M/S JOYOUM CEMCAST PRIVATE LIMITED.

N SCALE : 1" = 33'-0"




		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


Name..... TRIPTI CHATTERJEE
 Signature..... Tripti Chatterjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					






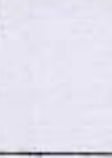





Name..... SAIMI CHATTERJEE
 Signature..... Saimi Chatterjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					






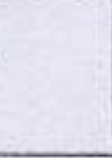





Name..... THARNA CHATTERJEE
 Signature..... Tharna Chatterjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


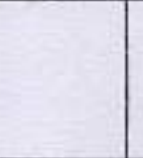

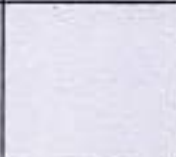


Name..... SANDIP CHATTERJEE
 Signature..... Sandip Chatterjee

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

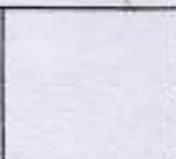
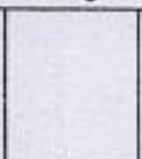
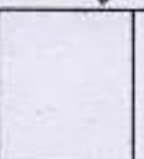
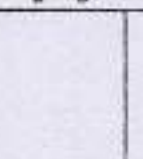

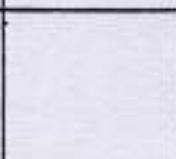

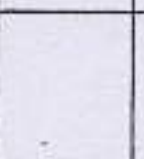
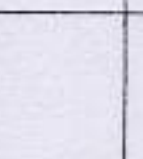

Name MITA CHAKRABORTY
 Signature Mita Chakraborty

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name NITA SOM
 Signature Nita Som

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name TAPAS KUMAR DUTTA
 Signature Tapas Kumar Dutta

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....

PERMANENT ACCOUNT NUMBER
 ADXPD577H

NAME
 TAPAS KUMAR DUTTA

FATHER'S NAME
 AKHIL KUMAR DUTTA

DATE OF BIRTH
 20-05-1965

SIGNATURE
Tapas Kumar Dutta

Signature
K. Das
 COMMISSIONER OF INCOME-TAX, W.B. - 2



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AAECJ0147N

नाम / Name
JOYDUM CEMCAST PRIVATE LIMITED

निर्माण/रजि. की तारीख
Date of Incorporation / Formation
28/06/2017

04872017

इस कार्ड को खोने / कानून बुराब सुधित करें / खोना -
आयकर विभाग सेवा इकाई, एन एस डी यूए
5 वीं मंजिल, मिनो स्टार्लिंग, प्लॉट नं. 341, सर्वे नं. 9918,
मॉडल कॉलोनी, डीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
5th floor, Minori Sterling,
Plot No. 341, Survey No. 9918,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



सूचना विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BOZPC0080A



नाम

पता

संस्थापक/सह-संस्थापक

संस्थापक/सह-संस्थापक

संस्थापक/सह-संस्थापक

हस्ताक्षर
Signature



यदि कार्ड खो/चुराया जाय तो तुरंत सूचना देनी चाहिए।
सूचना देना अनिवार्य है, पर कार्ड को
5 (पाँच) दिनों के भीतर सूचना देनी चाहिए।
परिचय नं. 341, 001 से 999/8,
सूचना प्रणाली, वीन संस्था सेवा के पास,
पुणे - 411 016.

If this card is lost/stolen its card is found,
please inform (within 5 days)
Income Tax Department, NSDL,
5th Floor, Market Building,
Hinjirwa, Survey No. 999,
Mumbai - 411 016. Dear Sir/Madam,
Thank you for your report.

0081



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SAIKAT CHATTERJEE

SONTOSH KUMAR CHATTERJEE

05/11/1977
SAIKAT CHATTERJEE HUSBAND
A/ISS/00000



उदायक विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SANDIP CHATTERJEE

PARITOSH CHATTERJEE

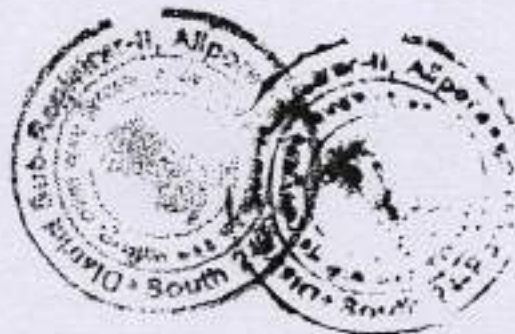
~~SANDIP CHATTERJEE~~

Permanent Account Number
AARUPXXXXXXXXXX

Sandip Chatterjee
Signature



04112008



For more information, please contact the
Director, PAN Services, Income Tax
Department, New Delhi - 110 055.
Telephone - 462 634.

शुद्ध रूप
भारत सरकार
मि. चन्द्रशेखर
परिचय-पत्र
आयकर



भारत सरकार
GOVT OF INDIA



Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-011697685-2 Payment Mode Counter Payment
GRN Date: 20/11/2017 14:07:10 Bank: United Bank
BRN: S61849784 BRN Date: 20/11/2017 00:00:00

DEPOSITOR'S DETAILS

Query No. : 16021000372950/4/2017
[Query No./Query Year]
Name : Kakali Dutta
Contact No. : Mobile No. : +91 9874524212
E-mail :
Address : 38 Nutanpally Behala Sijpara Kolkata - 700066
Applicant Name : Mr MOINAK CHATTERJEE
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Site, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	16021000372950/4/2017	Property Registration-Stamp duty	0030-02-103-003-02	20021
2	16021000372950/4/2017	Property Registration-Registration Fees	0030-03-104-001-16	10353

In Words : Rupees Thirty Thousand Three Hundred Seventy Four only
Total 30374





Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-1000372950/2017	Office where deed will be registered
Query Date	13/11/2017 11:57:53 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	MOINAK CHATTERJEE Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. 7089573299, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,30,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,44,25,538/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 10,353/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) -) , Premises No. 668, Ward No. 124

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		19 Katha 4 Chatak 40 Sq Ft	1/-	1,43,95,538/-	Width of Approach Road: 17 Ft.
Grand Total :					31.8542Dec	1 /-	143,95,538 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt TRIPTI CHATTERJEE Wife of Late SANTOSH KUMAR CHATTERJEE28/10A BARISHA PURBA PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AGNPC3695C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Shri SAIKAT CHATTERJEE Son of Late SANTOSH KUMAR CHATTERJEE28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AJSPC9848D, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Smt JHARNA CHATTERJEE Daughter of Late PARITOSH KUMAR CHATTERJEE28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BOZPC0080A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Shri SANDIP CHATTERJEE Son of Late PARITOSH CHATTERJEE28/10A BARISHA PURBA ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AKUPC3833H, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Smt MITA CHAKRABORTY Wife of Mr DILIP CHAKRABORTY28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AOEPC8135Q, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
6	Smt NITA SOM Wife of Mr UJJAL SOM28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: FABPS2508K, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	JOYOUM CEMCAST PRIVATE LIMITED 38 NATUN PALLY, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 , PAN No.: AAECJ0147N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr TAPAS KUMAR DUTTA Son of Late A DUTTA 38 NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ADXP5777H	JOYOU M CEMCAST PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr MOINAK CHATTERJEE Son of Mr AMALESH CHATTERJEE 14/13 NARAYAN ROY ROAD, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Identifier Of Smt TRIPTI CHATTERJEE, Shri SAIKAT CHATTERJEE, Smt JHARNA CHATTERJEE, Shri SANDIP CHATTERJEE, Smt MITA CHAKRABORTY, Smt NITA SOM, Mr TAPAS KUMAR DUTTA	N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt TRIPTI CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-5.30903 Dec
2	Shri SAIKAT CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-5.30903 Dec
3	Smt JHARNA CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-5.30903 Dec
4	Shri SANDIP CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-5.30903 Dec
5	Smt MITA CHAKRABORTY	JOYOU M CEMCAST PRIVATE LIMITED-5.30903 Dec
6	Smt NITA SOM	JOYOU M CEMCAST PRIVATE LIMITED-5.30903 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt TRIPTI CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
2	Shri SAIKAT CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
3	Smt JHARNA CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
4	Shri SANDIP CHATTERJEE	JOYOU M CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
5	Smt MITA CHAKRABORTY	JOYOU M CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
6	Smt NITA SOM	JOYOU M CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13/12/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 27/12/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No.	I-1602-11267/2017	Date of Registration	08/12/2017
Query No./Year	1602-1000372950/2017	Office where deed is registered	
Query Date	13/11/2017 11:57:53 AM	D.S.R. - I SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	MOINAK CHATTERJEE Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN = 700027, Mobile No. : 7089573299, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,30,000/-]		
Set forth value	Market Value		
Rs. 2/-	Rs. 1,44,25,538/-		
Stamp duty Paid (SD)	Registration Fee (R)		
Rs. 20,121/- (Article:48(g))	Rs. 10,353/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vidyasagar Sarani, Road Zone : (Premises Not located on J L Sarani (Ward 123,124) -) , Premises No. 668, Ward No: 124



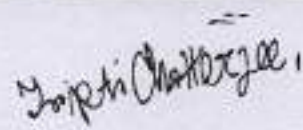


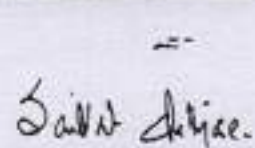


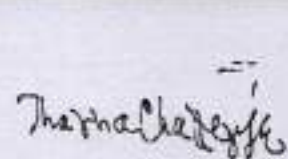
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Structure Details :







Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000 /-	



Land Lord Details :

Sl. No.	Name	Address	Photo	Finger print	Signature
1	Smt TRIPTI CHATTERJEE (Presentant) Wife of Late SANTOSH KUMAR CHATTERJEE Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				
			08/12/2017	LT 08/12/2017	08/12/2017
	28/10A BARISHA PURBA PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGNPC3695C, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				
2	Shri SAIKAT CHATTERJEE Son of Late SANTOSH KUMAR CHATTERJEE Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				
			08/12/2017	LT 08/12/2017	08/12/2017
	28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJSPC9848D, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				
3	Smt JHARNA CHATTERJEE Daughter of Late PARITOSH KUMAR CHATTERJEE Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				
			08/12/2017	LT 08/12/2017	08/12/2017
	28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BOZPC0080A, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				





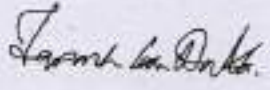


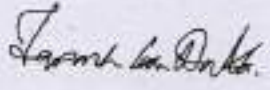


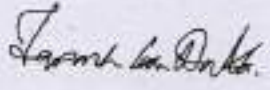
	Name	Photo	Fingerprint	Signature
4	Shri SANDIP CHATTERJEE Son of Late PARITOSH CHATTERJEE Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office			<i>Sandip Chatterjee</i>
		08/12/2017	LTI 08/12/2017	08/12/2017
28/10A BARISHA PURBA ROAD, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKUPC3833H, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				
5	Smt MITA CHAKRABORTY Wife of Mr DILIP CHAKRABORTY Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office			<i>Mita Chakraborty</i>
		08/12/2017	LTI 08/12/2017	08/12/2017
28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOEPC8135Q, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				
6	Smt NITA SOM Wife of Mr UJJAL SOM Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office			<i>Nita Som</i>
		08/12/2017	LTI 08/12/2017	08/12/2017
28/10A BARISHA PURBA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700063 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FABPS2508K, Status :Individual, Executed by: Self, Date of Execution: 08/12/2017 , Admitted by: Self, Date of Admission: 08/12/2017 ,Place : Office				

Developer Details :

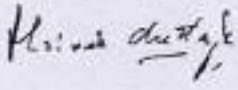
Sl No	Name	Address	Photo	Finger print	and Signa
1	JOYOUM CEMGAST-PRIVATE LIMITED	38 NATUN PALLY, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 , PAN No.:: AAECJ0147N, Status - Organization, Executed by: Representative			



Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr TAPAS KUMAR DUTTA Son of Late A DUTTA Date of Execution - 08/12/2017, , Admitted by: Self, Date of Admission: 08/12/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 8 2017 12:41PM</td> <td>LTI</td> <td>08/12/2017</td> <td>08/12/2017</td> </tr> </tbody> </table> <p>38 NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADXPD5777H Status : Representative, Representative of : JOYOUM CEMCAST PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr TAPAS KUMAR DUTTA Son of Late A DUTTA Date of Execution - 08/12/2017, , Admitted by: Self, Date of Admission: 08/12/2017, Place of Admission of Execution: Office				Dec 8 2017 12:41PM	LTI	08/12/2017	08/12/2017
Name	Photo	Finger Print	Signature										
Mr TAPAS KUMAR DUTTA Son of Late A DUTTA Date of Execution - 08/12/2017, , Admitted by: Self, Date of Admission: 08/12/2017, Place of Admission of Execution: Office													
Dec 8 2017 12:41PM	LTI	08/12/2017	08/12/2017										

Identifier Details :

Name & address	
Mr MOINAK CHATTERJEE Son of Mr AMALESH CHATTERJEE 14/13 NARAYAN ROY ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt TRIPTI CHATTERJEE, Shri SAIKAT CHATTERJEE, Smt JHARNA CHATTERJEE, Shri SANDIP CHATTERJEE, Smt MITA CHAKRABORTY, Smt NITA SOM, Mr TAPAS KUMAR DUTTA	
	08/12/2017



Transfer of property for L.T

Sl.No	From	To. with area (Name-Area)
1	Smt TRIPTI CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-5.30903 Dec
2	Shri SAIKAT CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-5.30903 Dec
3	Smt JHARNA CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-5.30903 Dec
4	Shri SANDIP CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-5.30903 Dec
5	Smt MITA CHAKRABORTY	JOYOUM CEMCAST PRIVATE LIMITED-5.30903 Dec
6	Smt NITA SOM	JOYOUM CEMCAST PRIVATE LIMITED-5.30903 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt TRIPTI CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
2	Shri SAIKAT CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
3	Smt JHARNA CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
4	Shri SANDIP CHATTERJEE	JOYOUM CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
5	Smt MITA CHAKRABORTY	JOYOUM CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft
6	Smt NITA SOM	JOYOUM CEMCAST PRIVATE LIMITED-16.66666667 Sq Ft

Endorsement For Deed Number : I - 160211267 / 2017

On 13-11-2017

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 1,44,25,538/-



Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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 11:50 hrs on 08-12-2017, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Smt TRIPTI CHATTERJEE, one of the Executants.

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

Execution is admitted on 08/12/2017 by 1. Smt TRIPTI CHATTERJEE, Wife of Late SANTOSH KUMAR CHATTERJEE, 28/10A BARISHA PURBA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 2. Shri SAIKAT CHATTERJEE, Son of Late SANTOSH KUMAR CHATTERJEE, 28/10A BARISHA PURBA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Others, 3. Smt JHARNA CHATTERJEE, Daughter of Late PARITOSH KUMAR CHATTERJEE, 28/10A BARISHA PURBA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 4. Shri SANDIP CHATTERJEE, Son of Late PARITOSH CHATTERJEE, 28/10A BARISHA PURBA ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Others, 5. Smt MITA CHAKRABORTY, Wife of Mr DILIP CHAKRABORTY, 28/10A BARISHA PURBA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife, 6. Smt NITA SOM, Wife of Mr UJJAL SOM, 28/10A BARISHA PURBA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession House wife

Identified by Mr MOINAK CHATTERJEE, , Son of Mr AMALESH CHATTERJEE, 14/13 NARAYAN ROY ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

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

Execution is admitted on 08-12-2017 by Mr TAPAS KUMAR DUTTA, DIRECTOR, JOYOUM CEMCAST PRIVATE LIMITED (Sole Proprietorship), 38 NATUN PALLY, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008

Identified by Mr MOINAK CHATTERJEE, , Son of Mr AMALESH CHATTERJEE, 14/13 NARAYAN ROY ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,353/- (B = Rs 10,300/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,353/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 12:00AM with Govt. Ref. No: 192017180116976852 on 20-11-2017, Amount Rs: 10,353/-, Bank: United Bank (UTBI00CH175), Ref. No. S61849784 on 20-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 703, Amount: Rs.100/-, Date of Purchase: 06/12/2017, Vendor name: L K Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 12:00AM with Govt. Ref. No: 192017180116976852 on 20-11-2017, Amount Rs: 20,021/-, Bank: United Bank (UTBI00CH175), Ref. No. S61849784 on 20-11-2017, Head of Account 0030-02-103-003-02

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Document of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2017, Page from 339650 to 339690
being No 160211267 for the year 2017.



Digitally signed by RINA CHAUDHURY
Date: 2017.12.11 17:08:09 +05:30
Reason: Digital Signing of Deed.

R Chaudhury

(Rina Chaudhury) 11/12/2017 17:08:04
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)