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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

12.36P.P. पश्चिम बंगाल WEST BENGAL

AE 215892

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Notarized that the Document is admitted to the Signature Sheet and the notary seal is affixed to this document.



Additional Registrar
Kolkata

AGREEMENT FOR JOINT VENTURE

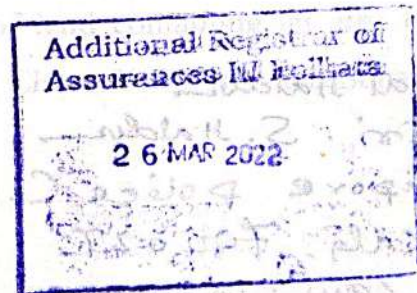
THIS MEMORANDUM OF AGREEMENT made this the 26th day of March, Two Thousand Twenty Two BETWEEN:

SRI DIPTENDU MOHAN SEN (PAN- FNLPS2372J) son of Late Brigadier Dibyendu Mohan Sen by Creed Hindu, by occupation service residing at Premises No.176/14/9, Raipur Road, Police Station Jadavpur, Post Office Regent Estate, Kolkata- 700 092, hereinafter referred to as the

Doc No. A 0995001

by Nationality: Indian.

Amended



11 MAR 2022

SL. NO. 4329 Dt.....

NAME..... PRADIP SADHUKHAN (ADV)

ADDRESS..... Alipore Criminal Court
Kolkata-700027

RS. 50/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Additional Registrar of Assurances in Kolkata
26 MAR 2022

Sital Halder
Sp. Sri. S. Halder
Alipore Police Court
Kolkata, 700027.
Law clerk

"LESSEE" ^{LAND HOLDER} (which expression unless excluded by or repugnant to the context hereof shall mean and include his heirs, executors, administrators, legal representatives and assign) of the ONE PART.

Arjun Singh

AND

GRIHO NIRMAN ASSOCIATES (PAN – AAFFG9883N), a Partnership firm having its Principal Office at having its registered office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas, represented by its one of the Partner SRI ARJUN SINGH, (PAN – ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas hereinafter referred to as the "PROMOTERS/DEVELOPERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives successors-in-office and assigns) of the OTHER PART;

WHEREAS the Governor of State of West Bengal as the Lessor granted, conveyed and transferred by way of Lease to Brigadier Dibyendu Mohan Sen son of Late Dwijendra Mohan Sen residing at Guhawati in the State of Assam All That piece or parcel of land containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square

feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Tollygunge, Sub Registrar Alipore, in the District of 24-Parganas by an Indenture of Lease dated 14th day of March, 1964 at and for a consideration mentioned therein for a period of 99 (ninety nine) years commencing from the 14th day of March, 1964 which was registered at the office of Sub Registrar Alipore, Sadar District 24-Parganas and recorded in Book No.I, Volume No.64, Pages 119 to 125, Being No.3080 for the year 1964.

AND WHEREAS the Governor of the State of West Bengal as the Lessor therein released Brigadier Dibyendu Mohan Sen, the Lessee therein upon payment of the entire salami or premium as stated in the said Indenture of Lease dated 14th day of March, 1964 and at present there is no liability with the Governor of State of West Bengal, the Lessor therein.

AND WHEREAS Brigadier Dibyendu Mohan Sen thus seized and possessed of and well and sufficiently entitled to as the Lessee All That piece or parcel of land containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Tollygunge, Sub Registrar Alipore, in the District of 24-Parganas free from all encumbrances and liabilities.

AND WHEREAS Brigadier Dibyendu Mohan Sen subsequently constructed a brick built building at the said premises under plot no. 9 of the Tollygunge Land Development Scheme at Regent Estate and was regularly paying taxes to the Corporation of Calcutta.

AND WHEREAS Brigadier Dibyendu Mohan Sen applied to the Government of West Bengal for permission to transfer his right title and interest in the said plot of land to his son Sri Diptendu Mohan Sen and subsequently the Asst. Secretary to the Government of West Bengal by a letter no. 3908/4LT- 50/64 dated 01.11.1969 intimated Brigadier Dibyendu Mohan Sen that the Government had granted permission to the proposed transfer in favour of Sri Diptendu Mohan Sen.

AND WHEREAS Brigadier Dibyendu Mohan Sen as the Donor therein out of his natural love and affection for his son Sri Diptendu Mohan Sen as the Donee therein assign, granted, conveyed and transferred his right title and interest of All That piece or parcel of land together with brick built building containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Tollygunge, Sub Registrar Alipore, in the District of 24-Parganas by an Indenture of Gift dated 06.11.1969 for the remaining period of 99 (ninety nine) years commencing from the 14th March 1964 which was registered at the office of Registrar of Assurances , Calcutta and

recorded in Book No.I, Volume No.127, Pages 192 to 196, Being No.5054 for the year 1969.

AND WHEREAS Sri Diptendu Mohan Sen thus seized and possessed of and well and sufficiently entitled to as the Lessee All That piece or parcel of land together with brick built building containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Tollygunge, Sub Registrar Alipore, in the District of 24-Parganas free from all encumbrances and liabilities.

AND WHEREAS Sri Diptendu Mohan Sen applied to the Government of West Bengal for mutation of his name in the records of the Development and Planning, Estate Management Department, Government of West Bengal and the same was duly approved by the Asst. Secretary to the Government of West Bengal by a letter no. 4215/4LT-50/64 dated 03.12.1969 .

AND WHEREAS Sri Diptendu Mohan Sen mutated his name in the records of Corporation of Calcutta and the said plot of land was numbered as 176/14/9, Raipur Road, under Ward No. 96, being Assessee No. 210960700120 and was regularly paying taxes for the said premises.

AND WHEREAS Sri Diptendu Mohan Sen has now decided and agreed to develop his property as the absolute lawful Lessee of All That piece or parcel of land together with brick built building containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/9, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960700120 in the District of 24-Parganas South which is the subject matter of this Agreement for Joint Venture and is morefully described and mentioned in the "Schedule – A" herein below hereinafter referred to as the said "Property".

AND WHEREAS Sri Diptendu Mohan Sen the Lessee herein entered into an Agreement for Joint Venture dated 25.10.2018 with the Promoters/Developers herein with the terms and conditions morefully mentioned therein in respect of the said property which was duly signed by Sri Anil Kumar Chaudhary, Consul (Hoc & Cons) Consulate General of India, Sao Paulo and was revalidated by the Collectorate of Kolkata on 02.11.2018.

AND WHEREAS the Lessee and Promoters/Developers have jointly agreed and settled to register this Agreement with the same terms and conditions morefully mentioned in the previous Agreement for Joint Venture dated 25.10.2018 for their mutual benefit and interest for

finalisation of promoting and developing the said property and it covenanted as under :-

1. That the Lessee has agreed to give to develop and promote and the Promoters/ Developers have agreed to take and accepted to develop and promote All That piece or parcel of land together with brick built building containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/9, Raipur Road, Kolkata-700 092, under Ward No. 96, being Assessee No. 210960700120 in the District of 24-Parganas South which is more fully described and mentioned in the Schedule 'A' hereinbelow hereinafter referred to as 'the said property.
2. That the Lessee has not entered into any Agreement if so, all the Agreement previous to this present will be liable to be cancelled and this present Agreement will be in force.
3. That the Promoters/Developers will bear all cost and expenses for preparing Plan, submission of the same, payment of sanction fees and obtaining sanction plan and/or revised sanction plan of the said property from the Kolkata Municipal Corporation and if required the Lessee will sign all relevant papers, documents, plan

etc. to be produced by the Promoters/Developers from time to time.

4. That all outgoing, taxes, rates, rents, dues to Government and Kolkata Municipal Corporation upto the date of obtaining sanction building plan from the Kolkata Municipal Corporation will be paid by the Lessee.
5. That the Promoters/Developers will dismantle the existing building at the said premises by a demolition contractor. The salvage value paid by the demolition contractor will be retained by the Promoters/Developers.
6. The Lessee will execute a General Power of Attorney in favour of Sri Arjun Singh and Sri Ashoke Kumar Roy had given his consent for the same being his partner of their aforesaid partnership firm, in accordance to the terms and conditions of this Agreement only authorising and empowering Sri Arjun Singh to take all necessary steps in connection with the construction of the proposed building on the said land, transfer of flats, and execution of conveyances relating thereto with common facilities in Promoters/Developers allocation in the said new building, appointment of engineers, architects, agents, contractors, etc. and to represent the Lessee before the Kolkata Municipal Corporation and any other authority or authorities concerned, to sign any application, schemes, drawings, maps or any other writings for deviation or alteration on his behalf, appear before any authority or authorities and undertake the construction of the proposed building.

7. That the Promoters/Developers shall be entitled to enter in to agreement for sub-lease of the flats in the proposed building at any time after execution of these presents by accepting earnest money and/or advance from the individual person/s relating to transfer of flats in Promoters/Developers allocation.
8. That the Promoters/Developers will have to complete the construction of the buildings and hand-over Lessee' allocation to the Lessee within 30 (thirty) months from the date of receiving vacant possession of the said premises upon obtaining sanctioned building plan from the Kolkata Municipal Corporation. In case Promoters/Developers fail to complete the building and further fail to handover the Lessee's allocation to the Lessee within 30 (thirty) months due to any unforeseen circumstances, the aforesaid period of 30 (thirty) months will be extended till completion of the said new building, which should not exceed 36(thirty six) months under any circumstances. That if the Promoters/Developers fails to complete the building within the extended period in that case Promoters/Developers would be liable to pay a sum of Rs. 20,000.00 (Rupees twenty thousand) only to the Lessee per month for the delay.

That the Promoters/Developers will arrange to send the windows of the existing building to Delhi through a packers and movers company at their own cost and expenses.

9. That the allocation of share of both the Lessee and the Promoters/Developers will be at 50: 50 (fifty: fifty) ratio respectively of the covered flat area and car parking space to be

sanctioned by the Kolkata Municipal Corporation. The Lessee will be allotted the entire third and fourth floor. The Promoters/Developers will be allotted entire first and second floor. The roof of the said new building will be commonly used by all the residents of the said building.

That apart from the Lessee allocation the Promoters/Developers had already paid a non refundable sum of Rs. 5,00,000.00 (Rupees five lakh) only to the Lessee and shall further pay a non refundable sum of Rs. 5,00,000.00 (Rupees five lakh) only upon getting the building plan sanctioned from the Kolkata Municipal Corporation subject to deduction of T.D.S.

10. That in consideration of the Lessee permitting and granting exclusive right to Promoters/Developers to build ground plus four storied building upon the said property and to transfer the flats, car-parking spaces at the said property (except the Lessee's allocation/flats) together with the proportionate part or share of land comprised in the said property and realise and appropriate the consideration thereof. The Promoters/Developers agrees and covenants with the Lessee not to do any act deed or thing whereby the Lessee is prevented from enjoying, transferring, assigning and or depositing any part or portion of the Lessee allocation and the Lessee only is hereby empowered to personally deposit assigns transfer portions of the allocation if he so desire.
12. That the Promoters/Developers shall meet and bear expenses required for construction of the proposed multistoried building as per plan sanctioned by the Kolkata Municipal Corporation. The

costs and expenses required for any further revision in the plan will also be met and paid for by the Promoters/Developers. Any expenses required to be incurred towards obtaining sewerage; water electricity and other amenities will also be borne by the Promoters/Developers.

13. That The Lessee agrees and undertake to assign, convey and transfer and the Lessee will be a Party in the Deed of Sub-Lease/Deed of Assignment of the proportionate undivided part or share in the said land to any individual of the flats car parking space in the allocation of Promoters/Developers of the proposed building as may be nominated by the Promoters/Developers for the Flats of the Building.
14. That the Promoters/Developers and/or their nominee/nominees and Sub-Lessee or their assigns shall have rights of built up area spaces for the use as common areas, common facilities and common parts for egress and ingress, right of passage to set electricity through pipes, drains, wire conducts laying or bringing in through or over the flats as far as reasonable necessary for the beneficial use and enjoyment of their respective flats.
15. That upon completion of construction, transfer of the flats/spaces to the individual , all sorts of right, title or interest in the said property belong to the Lessee shall be proportionately ceased and the Promoters/Developers and/or their nominee or nominees, other purchaser or purchasers of the spaces who will acquire rights, title and interest in the land in proportion to the area of the spaces so

acquired in their respective flats, it being expressly declared that interest of the flats owned in the land or soil is impartible.

16. That upon completion of the construction and by transferring the flats in the Developers/Promoters allocation to the individual person/s and upon handing over the Lessee's allocation to the Lessee, the maintenance and upkeep of the said spaces, both internal and external shall be the responsibility of the Sub-Lessee/s and Lessee by themselves of the said proposed building proportionately. The Promoters/Developers shall be liable to pay maintenance for the remaining vacant flats in the Promoters/Developers allocation. However for a period of one year from the date of completion certificate the Promoter/Developer will carry out the functions at the cost of the Sub-Lessee/s and Lessee. The maintenance cost shall be decided by the parties mutually at that point of time.
17. That all such rates, taxes and imposition on and from the date of Plan sanctioned by the Kolkata Municipal Corporation shall be responsibility of the Promoters/Developers till handing over possession to the Lessee in the said new building to be constructed.
18. That the Promoters/Developers shall make the said construction as per sanctioned plan or revised plan, if any, in accordance with relevant Rules, Regulations and Bye-Laws of the Kolkata Municipal Corporation. That the Promoters/Developers will obtain written permission of the Lessee before such modification alteration made in the Plan to be sanctioned from the Kolkata

Municipal Corporation. The Promoters/Developers shall keep the Lessee absolutely indemnified and harmless against all actions claims and demands whatsoever due to any deviation from the said sanctioned plan or due to any violation of the relevant Rules, Regulations and Bye-Laws or for any acts, omission, commission made by the Promoters/Developers or if any accident is occurred during the construction the Promoters/Developers shall remain liable for any loss or damages for accepting advances from the intending Sub-Lessee/s of the Flats in the Developers allocation . The Lessee shall not remain liable for any such acts on the part of the Developer. The Promoters/Developers will from time to time keep the Lessee informed of any modification/change in the sanctioned building plan if the same is done with the approval of Kolkata Municipal Corporation. The Promoters/Developers shall be responsible for the construction made and source of funds and any explanation regarding the same if required by any authority (for example Income Tax, Kolkata Municipal Corporation or any such authority) has to be explained by the Promoters/Developers and the Lessee shall not be answerable to any body in all such circumstances.

The General specification of the construction of the Lessee's allocated area are summarised hereunder:

- (a) **BUILDING:** Building comprises of car parking and four upper floors.

- (b) FOUNDATION: Reinforced Cement Concrete raft with columns.
- (c) SUPER STURCTURE: The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs.
- (d) WALLS & CEILING: Walls of the building will be 200 mm thick brick walls on the external face and 125/75 mm thick internal brick partition walls with cement, sand, mortor. All internal surfaces to be plastered with cement sand mortar and with plaster of paris finish. All external walls to be plastered with sand, cement mortar and will have a damp-proof treatment along with Weather Coat cement paint (Berger Paint) finish.
- (e) FLOORING: Morwar Marble flooring in bedrooms, living/dining hall, kitchen toilets and verandahs. Marble flooring in stair and lobby. Crazy mosaic flooring in the roof and ground floor. Heat proof treatment in the roof.
- (f) DOORS: All doorframes will be of seasoned Sal wood. Main doors will be made of 35mm flash door with decorative woodwork & polished finish. Internal flush door will be made of 32mm thick hot pressed factory

made solid cure phenol bounded finish. All doors will be fitted with oxidized steel hinges and tower bolts. Godrej lock in main door, baby locks in the internal doors. Collapsible gate at the entrance of the flat.

(g) WINDOWS:

Sliding windows will be made of Aluminium framed with glass and necessary fittings including iron grill.

(h) TOILETS (FITTINGS):

European commode, cistern and basin (Parryware Slimline). Hot and cold concealed internal C-PVC water pipe lines of ISI grade (supreme) for bibcocks, shower with arm and geyser point. All fitting and fixtures will be of Jaquar (Continental) make. U-PVC water pipe lines of ISI grade (supreme) for external water lines. Walls will be covered with ceramic glazed tiles dado finished upto 7'-00" height i.e. top of door frame.

(i) KITCHEN:

Granite slab on cooking platform with steel sink. Ceramic Glazed tiles dado will be fixed upto 2'-6" height above the cooking platform.

(j) ELECTRICAL :

Concealed conduit piping with copper wiring of ISI Grade.(Havells)

(I) 2Nos. light point, 1 No. fan point and 1 No. 5 Amp socket point with switchboard having provisions of setting fan regulator in each room. 1 No AC point in master bedroom.

(II) Drawing/Dining hall will have 4 Nos. light points 2 Nos. fan points, 2 Nos. 5 Amp socket point, 1 No AC point, one telephone point and cable TV point.

(III) Kitchen will have 1 No. light point, 2 Nos. 15 Amp socket point and 1 No. Exhaust Fan Point.

(IV) Toilets will have 1 No. light point, 1 No. Geyser point. and 1 No. Exhaust Fan Point

(V) Staircase will have 1 No. light point in each landing area. 1 calling bell point in each flat.

(VII) All points will be fitted with latest modular switches.

(MK, Ivory)

(k) LIFT : One 5 passengers Lift Engineering Services(LES) elevator will be provided.

(l) WATER SUPPLY: 24 hours water supply with pump set and Corporation supply.

EXTRA: i] Ground floor lobby will be decorated by sculptural relief mural.

ii] Aesthetic elevation treatment on the building.

iii] Suitable main gates with adequate

iv] Generator for emergency lighting.

19. That the Lessee will not be liable to pay the Promoters/Developers any amount whatsoever towards cost of construction or any matter concerned therewith.
20. That so long such separate assessment are not made the Lessee and/ or their assigns and the Promoters/Developers or their nominee or nominees from Developers allocation shall proportionate share of the consolidated rate of the Municipal Taxes and other rates as may be found payable or may be imposed on account of and in respect of the said respective portions of the constructed area.
21. That during the continuance of this Agreement, the Lessee shall not in any manner encumber or dispose of the said premises and/or land comprised therein or any portion thereof.
22. The Lessee shall not in any way be responsible for any loss or injury to any employee or staff of the Developers or any other persons because of any accident or otherwise under Workmens' Compensation Act or any other law.
23. That the Promoters/Developers shall be entitled to apply for and obtain electricity, telephones, sewerage, water gas and other public utility services in or upon the proposed new building either in their own names or in the names of their nominee or other persons at their sole discretion and at their own costs.
24. That all building materials, plants and machineries etc. which may be brought or kept at the premises shall remain at the sole risk and responsibilities of the Promoters/Developers. The

Promoter/Developers will clear the premises before giving possession to the Lessee.

25. That after completion of the construction of the proposed building and making over possession of the space and/or flat and/or garage herein to the Lessee in his allocation the Promoters/Developers shall have the rights and obligations in respect of their respective allocation as follows :-

- (a) The intending flats occupants in the Promoters/Developers, allocation shall have full and complete and unfettered right in common with other occupants of different flat spaces of the said property in respect of the staircase along with landing therein and the common passage landing to and from the main entrance or gate abutting on the public road in the Ground floor of the said property for the purpose of egress and ingress and carrying or bringing in or taking out of said floors all goods pieces or furniture and any other harmless and/or non-prescribed movables;
- (b) Subject to the restriction and reservation contained herein, the intending flats occupants in the Promoters/Developers, allocation shall have full and absolute right of use in common with other purchaser and/or occupants of different flat/spaces of the said property the main drainage water supply system and connection including the pipes.

Pipelines and also the water reservoirs with conduits and connection and all common facilities and common areas;

- (c) The intending flats occupants in the Promoters/Developers, allocation shall have absolute and unfettered right to use of vertical, lateral, overhead and underneath support and the rights of keeping, resting, inserting, supporting and maintaining all beams, rafters, fixtures and on and to all walls supporting the said floors including all boundaries and land bearing or dividing and/or separating walls, overhead walls, overhead roofs and floors. The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall have to maintain the floor of the said flats/portions.
- (d) The intending flats occupants in the Promoters/Developers, allocation shall have the right of erecting and maintaining temporary scaffolding if necessary for effecting any repairs white washing or painting of the doors and windows of the said floors of any portion thereof provided always that such scaffolding does not cause any nuisance or permanent obstructions to the other occupants of the said property;
- (e) The intending flats occupants in the Promoters/Developers, allocation shall have the

absolute right of making such construction, additions and alterations at their option within the said floors allotted to them as are permissible under the rules and regulations of the Kolkata Municipal Corporation provided always that such action does not impair safety of the building or cause any nuisance and inconvenience to the other occupants of the said building;

- (f) The intending flats occupants in the Promoters/Developers, allocation from time to time and at all times agree to pay proportionate share towards costs of service charges, maintenance taxes, impositions and other outgoings. The Promoters/Developers and/or their nominee or nominees shall regularly and month by month make payment of the aforesaid sum or any variations thereof as may be fixed thereafter individually and/or collectively.
- (g) The intending flats occupants in the Promoters/Developers, allocation shall have the right to mutate their names as Sub-Lessee of the said flats/spaces allotted to them in the assessment record of the Kolkata Municipal Corporation and of having the said flats/spaces assessed for taxes and Lessee shall not object to the same;

(h) So long as the said flats/spaces are not assessed separately for the purpose of municipal taxes, the Lessee or his nominee or nominees shall pay proportionate share of the house rates and taxes in respect of the share of consolidated rate of taxes as may be levied on the property in its entirety from the date of delivery of possession of the flat/spaces as aforesaid the balance being responsibility of the Promoters/Developers.

26. That the Promoters/Developers shall keep all accounts of the purchase materials and payments and receipts of construction of the building and the sale of flats and it will not be opened for inspection and/or to be questioned by the Lessee.

27. That the name of the said new building to be constructed will be decided by the Lessee.

28. Nothing in these presents shall constitute as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developers by the Lessee or Joint Venture or as creating any right, title or interest thereof in favour of the Promoters/Developers other than to develop the said premises described in Schedule "A" written hereunder in terms of these presents.

29. That any dispute or difference arising out of and/or relating to this Agreement for Development shall be referred to the Arbitration of a single Arbitrator if the parties can agree upon one, otherwise to two Arbitrators one to be appointed by the Party to the dispute and

if the said Arbitrators fail to enter into a conclusion in that case they shall appoint an Umpire and his decision shall be final and binding upon the parties and the Arbitration proceedings shall be governed by the statutory modification thereof for the time being in force.

SCHEDULE "A" AS REFERRED TO ABOVE.

All That piece or parcel of land containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet together with two storied brick built measuring 2000 square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/9, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960700120 in the District of 24-Parganas South butted and bounded in the manner following that is to say :

<u>ON THE NORTH :</u>	By Colony Land
<u>ON THE EAST :</u>	By Premises No. 176/14/10, Raipur Road,
<u>ON THE SOUTH :</u>	By 30'-0" wide KMC Road known Raipur Road.
<u>ON THE WEST :</u>	By Premises No. 176/14/8, Raipur Road

IN WITNESS WHEREOF the Lessee and the Promoters/Developers have hereto set and subscribed their respective hands this day, month and year first above written.

SIGNED AND DELIVERED at
Kolkata in presence of Witnesses :

1. Anurana Basu
49/FB, Ballygunge Place,
Kolkata - 700019.

Diptendu Mohan Sen
(SRI DIPTENDU MOHAN SEN)
LESSEE

2. Sital Haldar
Alipore Police Court
Kolkata - 700027

Arjun Singh
(SRI ARJUN SINGH)
PARTNER
(GRIHO NIRMAN ASSOCIATES)
PROMOTERS/DEVELOPERS

This Agreement for Joint Venture is
drafted and prepared by me at my
office :

Gautam Basu

Advocate,
Alipore Police Court

WB - 745/1980

MEMO OF CONSIDERATION

Received from the above named Promoters/Developers a sum of Rs. 5,00,000.00 (Rupees five lakh) only towards payment in the following manner.

1. By an A/c payee cheque bearing No 912191 dated 08.09.2020 drawn on State Bank of India, Ballygunge Branch, Kolkata. Rs. 4,62,500.00
Add: - Tax Deducted at Source Rs. 37,500.00
Rs. 5,00,000.00












(Rupees Five Lakh) only.

Witness:-

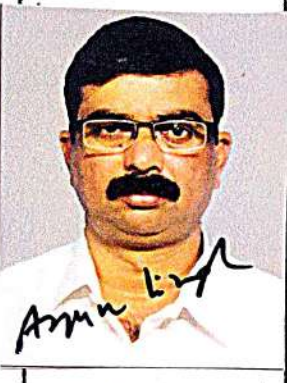










1. Anurupa Basu


(SRI DIPTENDU MOHAN SEN)
LESSEE

2. Sital Halder

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

Name DIPTENDU MOHAN SEN
 Signature *Diptendu Mohan Sen*

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

Name ARJUN SINGH
 Signature *Arjun Singh*

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

Name _____
 Signature _____



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

GRN Details

GRN: 192021220212563878 Payment Mode: Online Payment (SBI Epay)
GRN Date: 25/03/2022 19:07:39 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9663792346438 BRN Date: 25/03/2022 19:03:41
Gateway Ref ID: CHJ0194782 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2000957673/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: GRIHO NIRMAN ASSOCIATES
Address: 82/7H, BALLYGUNGE PLACE KOLKATA - 700019
Mobile: 9830035288
EMail: GRIHONIRMAN_ASSOCIATES@YAHOO.CO.IN
Depositor Status: Others
Query No: 2000957673
Applicant's Name: Mr ARJUN SINGH
Identification No: 2000957673/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000957673/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	2000957673/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	24992

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED NINETY TWO ONLY.

आयकर विभाग

INCOME TAX DEPARTMENT

D. M. SEN

DIBYENDU MOHAN SEN

22/10/1945

Permanent Account Number

FNLPS2372J

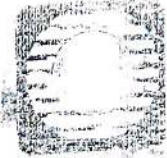
D. Mohan Sen

Signature

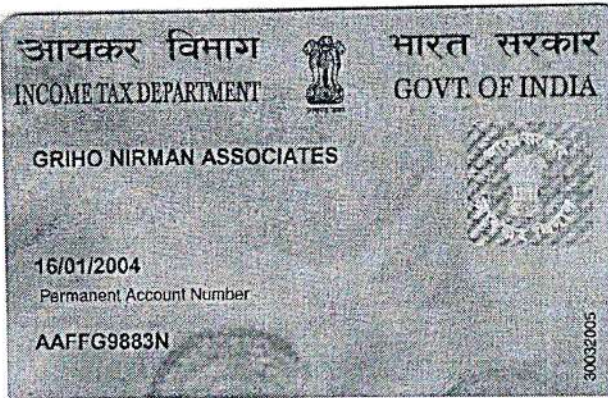


भारत सरकार

GOVT. OF INDIA



D. Mohan Sen



GRIHO NIRMAN ASSOCIATES

Anur kish

Partner



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/80001/01902

To
Arjun Singh
অর্জুন সিং
82/8A
BALLYGUNGE PLACE
Ballygunge
Ballygunge, Kolkata
West Bengal - 700019
9830035288

07/05/2015



KH379937664FT

37993766



আপনার আধার সংখ্যা / Your Aadhaar No. :

5303 0876 0105

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অর্জুন সিং
Arjun Singh
পিতা : শ্যামজী সিং
Father : Shyamji Singh

জন্মতারিখ / DOB: 25/12/1966
পুরুষ / Male

5303 0876 0105



আধার - সাধারণ মানুষের অধিকার

Arjun Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


ARJUN SINGH

SHYAMJI SINGH

25/12/1966
Permanent Account Number
ASQPS8610L

Arjun Singh
Signature

28102010



Arjun Singh



WEST BENGAL LAW CLERKS STATE COUNCIL

Sealdah Court Complex (7th Floor)
1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO.00011175



NAME : SITAL HALDER
S/D/W OF : SASADHAR HALDER
ADDRESS : 181/1, B.L.SAHARD
P.O.
P.S.BEHALA
DIST.KOLKATA

DATE OF BIRTH :
EC NO. : 014178/0216/015775
WORKING PLACE : ALIPORE COURT, ALIPORE SUB DIVN
DATE OF ISSUE : 17.04.2017

Signature of the Chairman
Signature of the Chairman

DATED THE DAY OF MARCH 2022

BETWEEN

SRI DIPTENDU MOHAN SEN

LESSEE

AND

GRIHO NIRMAN ASSOCIATES

PROMOTERS/DEVELOPERS

AGREEMENT FOR JOINT
VENTURE

Deed No
Query
Quer
Ap
&

Major Information of the Deed

Deed No :	I-1903-04026/2022	Date of Registration	26/03/2022
Query No / Year	1903-2000957673/2022	Office where deed is registered	
Query Date	25/03/2022 11:43:36 AM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ARJUN SINGH 82/8A, BALLYGUNGE PLACE., Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 7278262454, Status :Buyer/Claimant		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 2/-		
Stampduty Paid(SD)	Rs. 20,021/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
	Market Value		
	Rs. 1,29,69,621/-		
	Registration Fee Paid		
	Rs. 5,105/- (Article:E, E, B)		

Land Details :



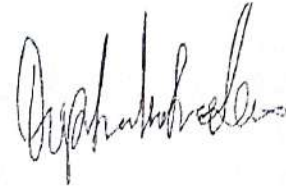
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road , Premises No: 176/14/9, , Ward No: 096 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	8 Katha 13 Chatak 16 Sq Ft	1/-	1,12,59,621/-	Width of Approach Road: 30 Ft.
Grand Total :				14.5773Dec	1 /-	112,59,621 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	17,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	17,10,000 /-	



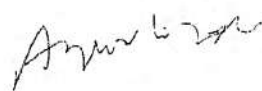
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Shri DIPTENDU MOHAN SEN Son of Late DIBYENDU MOHAN SEN Executed by: Self, Date of Execution: 26/03/2022 , Admitted by: Self, Date of Admission: 26/03/2022 ,Place : Office	 26/03/2022	 LTI 26/03/2022
	Signature  26/03/2022		
176/14/9, RAIPUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FNxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/03/2022 , Admitted by: Self, Date of Admission: 26/03/2022 ,Place : Office			



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GRIHO NIRMAN ASSOCIATES 82/9A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAXxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Mr ARJUN SINGH (Presentant) Son of Late SHYAMJI SINGH Date of Execution - 26/03/2022, , Admitted by: Self, Date of Admission: 26/03/2022, Place of Admission of Execution: Office	 Mar 26 2022 12:59PM	 LTI 26/03/2022
	Signature  26/03/2022		
82/8A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx0L, Aadhaar No: 53xxxxxxxx0105 Status : Representative, Representative of : GRIHO NIRMAN ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITAL HALDER Son of Mr. S HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			<i>Sital Halder</i>
	26/03/2022	26/03/2022	26/03/2022

Identifier Of Shri DIPTENDU MOHAN SEN, Mr ARJUN SINGH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri DIPTENDU MOHAN SEN	GRIHO NIRMAN ASSOCIATES-14.5773 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri DIPTENDU MOHAN SEN	GRIHO NIRMAN ASSOCIATES-2000.00000000 Sq Ft

On 26-03-2022

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:36 hrs on 26-03-2022, at the Office of the A.R.A. - III KOLKATA by Mr ARJUN SINGH

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 1,29,69,621/-

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

Execution is admitted on 26/03/2022 by Shri DIPTENDU MOHAN SEN, Son of Late DIBYENDU MOHAN SEN, 176/14/9, RAIPUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service

Identified by Mr SITAL HALDER, , , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 26-03-2022 by Mr ARJUN SINGH, PARTNER, GRIHO NIRMAN ASSOCIATES (Partnership Firm), 82/9A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr SITAL HALDER, , , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,105/- (B = Rs 5,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 5,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2022 7:15PM with Govt. Ref. No: 192021220212563878 on 25-03-2022, Amount Rs: 5,021/-, Bank SBI EPay (SBlePay), Ref. No. 9663792346438 on 25-03-2022, 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 50/-, online = Rs 19,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4329, Amount: Rs.50/-, Date of Purchase: 11/03/2022, Vendor name: Tanmoy Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2022 7:15PM with Govt. Ref. No: 192021220212563878 on 25-03-2022, Amount Rs: 19,971/-, Bank SBI EPay (SBlePay), Ref. No. 9663792346438 on 25-03-2022, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 276773 to 276807
being No 190304026 for the year 2022.



Samar

Digitally signed by Samar kumar
pramanick
Date: 2022.04.18 12:14:14 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/04/18 12:14:14 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)