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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the Document
is Admitted to be a copy of the
Signed Document and the
Document is a Part of this
Document.

A. D. R. [Signature]
Baran

24 JAN 2019

JOINT VENTURE AGREEMENT For
Development and construction

THIS AGREEMENT is made on this 24th day of
Jan 2019 Between

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[Signature]
[Signature]

1. Sri Ranjan Kumar Deb S/o - Late Nepal Chandra Deb Resident of Vill - Mistryghat , Monirampur , Po+Ps - Barrakpore - North 24 Parganas, Pin - 700120
PAN No- ABAPD7675D
2. Smt. Hima Chatterjee W/o - Sri Chandranath Chatterjee Resident of - Vill - 2/13 Golfnagar , Po - Amrai , P.S - Durgapur , Pin - 713203 , Dist - Paschim Bardhaman.
PAN No- AOPPC4068R
3. Sri Arjun Kumar Dutta S/o - Sri Sushil Chandra Dutta Resident of - Vill - Annapurna Nagar, Benachity , Durgapur - 13 , Dist - Paschim Bardhaman . PAN No- AHVPD5055E
4. Sri Abhirup Chakraborty S/o - Sushil Chakraborty Resident of - Vill - Annapurna Nagar , Benachity , Durgapur - 13 , Dist - Paschim Bardhaman . PAN No- AFOPC0769H

hereinafter called the **Land Owners/First Party**, which expression, unless the context otherwise require, means to include their heirs , successors , Legal Representative , Assign of the one Part.

And

Proprietorship Firm 'SAHIL CONSTRUCTION COMPANY' represented by its Proprietor Md Jahangir Ali S/o - Mohd Sultan Ali Resident of - Vill - Mohal , Po+Ps - Pandaveswar , Pin - 713346 WEST BENGAL, referred to and called as "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representatives, administrators, executors and assigns), of the Second Part. PAN - AEMPA3537L.

And whereas The property measuring 0.12 Decimals was owned and possessed by Sri Ranjan Kumar Deb which is his purchased property and he got by way of purchase through registered Deed Of Sales being Deed No 8093 for the year 2013, registered at ADSR Durgapur and recorded his name in the records of rights.

And whereas The property measuring 0.21 Decimals was owned and possessed by Smt. Hima Chatterjee which is her Gift Property and she got by way of Gift through registered Deed Of Gift being Deed No 1324 for the year 2017, registered at ADSR Durgapur and recorded her name in the records of rights.

And whereas The property measuring 10.74 Decimals was owned and possessed by Sri Arjun Kumar Dutta & Sri Abhirup Chakraborty which is their purchased property and they got by way of purchase through registered Deed Of Sales being Deed No 8091 for the year 2013, registered at ADSR Durgapur and recorded their names in the records of rights.

AND WHEREAS the Land Owners herein expressed their said intention to the Developer herein to develop the property by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of as many as flats, garages, shops etc. by the Icchapur Gram Panchayet and/or any other concerned authority / authorities, from time to time and as such both the parties herein to avoid any future dispute **AGREED** to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

BASIC UNDERSTANDING:

Unhindered and undisturbed possession of the land under first schedule is to be given along with the Power of Attorney to the Developer, so that the Developer with full power and authority can do and execute all acts deeds and things including the right to sale of flats and apartments and to accept booking money, advance and consideration money and can obtain official clearance from the BL&LRO Durgapur Faridpur, the Icchapur Gram Panchayet, and/or any competent authority or Govt. Agency, related to development and construction of multistoried buildings. The Developer in return will execute indemnity bond to the owners to keep them saved, harmless against all actions, claims, demands, losses, disputes, damages, accidents, suits, proceedings etc

Now this Deed/Agreement Witnesses as follows and it is hereby agreed as follows:-

At this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:

- (1) "Agreement" means this Development Agreement, including the Schedule hereto as may be amended, supplemented or modified in accordance with the provisions hereof.
- (2) "Article" shall mean an article to this Agreement.
- (3) "Architect" shall mean any person, educationally qualified as an Architect, who shall be appointed by the Developer at its cost for designing planning and supervision of the construction of the building.
- (4) "building" shall mean the proposed building/buildings to be constructed in or upon schedule land as mentioned below
- (5) "building contractor" shall mean any party/parties which may be employed or appointed by the Developer for construction of the buildings.
- (6) "Building plans and drawings" shall mean the plan for construction of the building/s on the said plots, as sanctioned by the Icchapur Gram Panchayet or concerned authorities amendments thereto or modifications thereof made or caused by the Developer in consultation with the Owners.

(7) "common facilities" shall mean corridors, hallways, stairways, passages, lift shafts, lifts, driveways, lawns, parks, open spaces, common lavatories, generator room, electrical sub-station, tube well, pump, underground reservoir, over head water tank, plumbing lines, drains, sewers, terrace, septic tanks and other spaces and facilities/utilities whatsoever required for the establishment, allocation, enjoyment, provision, maintenance and/ or management of common facilities, as provided by the Developer for the building, complying with prevailing Panchayet laws.

(8) "consents" shall mean any and all permissions, clearances, licenses, authorizations, consents, no-objections, approvals and exemptions under or pursuant to any of the applicable laws or from any government authority required in connection with the development of the said plots and for undertaking, performing or discharging the obligations contemplated by this Agreement.

(9) "encumbrances" means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other obligation or restriction and shall include physical or legal obstructions or encroachments on the said plots or third party claims or rights of any kind attaching to the same.

(10) "intending purchaser" means any person occupying, using, owning or having the right to occupy, own or use the building or any part thereof.

(11) "person" means any individual, company, corporation, partnership, joint venture, trust, unincorporated organization, government or governmental authority or agency or any other legal entity.

(12) "said plots" means all that the pieces and parcels of land and structures fully described in the

Schedule below.

(13) "complex" shall mean one or more residential and commercial buildings to be developed by the Developer on the said plots (including building constructed on an area of -more or less comprised within the said plots as mentioned and more fully described in the Schedule Residential Complex: High rise buildings within norms prescribed under prevailing laws, car parking spaces and other common facilities where optimum F.A.R. available can be achieved, club with all equipments including swimming pool and community hall.

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(14) Commercial Complex: With facilities which have the maximum commercial viability in the opinion of the Developer.

(15) "gross sale proceeds" shall mean the consideration received for sale/lease/rent or transfer of any space including installments thereof for super built up area in the residential or commercial complex but excluding, taxes, if any applicable, deposits or advances or cost of extra work requested by the customer or charges for maintenance or common services of any kind and will also exclude extra costs realized from buyers of spaces of extra work on account of extraordinary rise in cost of steel and cement as agreed between the parties.

(16) "Owners' Authorized Representatives" shall mean Sri Chandra Nath Chatterjee, s/o late Ganesh Chandra Chatterjee, r/o 2/13 Golf Nagar, PO – Amrai, PS – Durgapur, Durgapur – 3, Dist. West Bardhaman or any other person authorized jointly and severally by the Owners to represent all of them and to deal with the Developer in all matters in respect of this Agreement.

(17) 'Lawyer, shall mean any person, educationally qualified as a lawyer, Sri Sanjoy Joshi or any other Lawyer, who is appointed by the Developer/Second party to look into all or any matters with regards to the said project i.e. preparing Agreement to Sale with the intending purchaser, Sale Deed etc of the said complex.

ARTICLE I - INTERPRETATIONS

Unless there is something in the subject or context inconsistent therewith:

i. The term "or" shall not be exclusive and the terms "herein", "hereof", "hereto" and "hereunder" and other terms of similar import shall refer to this Agreement as a whole and not merely to the specific provision where such terms may appear; and the terms "including" and "include" shall be construed without limitation.

ii. Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no Article in 'this Agreement limits the extent or application of another Article.

iii. Words "directly or indirectly" mean directly or indirectly through one or more intermediary persons or through contractual or other legal arrangements, and "direct or indirect" shall have the correlative meanings.

ARTICLE II - COMMENCEMENT

3.1 This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this Agreement and will continue till such time all the

units or salable area in the complex are sold and the registration of Deeds of Conveyance are executed by the Owners and till parties to this Agreement have mutually decided to record satisfactory performance of this Agreement and bring the Agreement to an end.

ARTICLE III – Owner's & Developer's Allocation:-

A That it has been agreed between the parties that the tune of share of the dwelling units to be

constructed by the Developer on the schedule below property will be in the ratio of 70:30,
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the Developer will get 70% and the Owners / First Party will get 30% of the constructed area

or sale proceeds by the developer on the actual coverage/usage of the land in the project as per sanction plan duly approved by the Ichapur Gram Panchayet or any other competent authority. The dwelling units will be shared equitably keeping all aspects / factors in mind due to suitability / habitability / accessibility / floors / super built up area / Facing direction / costs etc.

B. It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer and /or

mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration , money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser/s.

C. That it is also agreed between the parties that if the owner/first party wants to sell their respective share / flat through the Developer then the Developer will get his share of the cost, as decided mutually by both the parties, that is expended for facilitating the sale of the Flats of the Owner / First Party.

ARTICLE IV - TITLE DEEDS

1. Simultaneously with the execution of this agreement, the Owners will hand over to the Developer/second party all original documents of title in respect of the schedule below plot as and when required. The Developer shall and will, from time to time and at all times

hereafter, produce or cause to be produced the said title deeds for giving inspection to all authorities, potential buyers and others and also to enable the Developer to effectively carry out development of the said plot.

2. The Developer shall and will, unless prevented by fire or some other inevitable accident, from

time to time and at all times hereafter, produce or cause to be produced at the Owners' request

or through its attorney or agent for giving inspection to authorities or at any trial, hearing, commission or examination or otherwise as occasion shall require, the original title deeds and

shall and will in the meantime unless prevented as above keep the same safe, unobliterated and uncanceled.

3. The certified copies of these said title deeds will be held as security by the Developer for securing the obligations of the Owners herein contained and the Owners agree to sign, execute and deliver to the Developer necessary documents in this regard including Memorandum recording deposit of the certified copies of title deeds simultaneously with the execution of this Agreement.

ARTICLE V -DEVELOPMENT RIGHT

The Developer undertakes to develop and commence, execute and complete the development

of the said plots according to the terms, covenants and conditions herein contained unless prevented by reasons for which performance is excused as contained in this Agreement. The

Developer shall complete construction of the complex on the said plots within the period as agreed between the Developer and Purchaser of the Flat or within such extended time mutually agreed in writing.

ARTICLE VI- BUILDING PLANS, DRAWINGS & CONSENTS

1. The Developer agrees to engage architect of his choice to carry out all functions required of an Architect for development of the said plots and construction of buildings thereon,

who shall be responsible for making the plans for the complex in consultation with the Developers and Owners.

2. The plans shall be signed by the Developer/Owners as may be required by the Authorities and

the Developer shall make application to the Icchapur Gram Panchayet and/or other concerned authorities for obtaining requisite permissions, sanctions and approvals for the construction of the proposed building. The Developer shall be responsible for obtaining the approval / sanction of the plans but the Owners shall provide all assistance and cooperation required to enable the Developer to expeditiously obtain such approval.

3. The Developer shall at its cost, have the building plans and drawings prepared by the Architect setting out inter alia drawings containing plans, elevations, sections, details prepared for the purpose of obtaining building sanction from the Icchapur Gram Panchayet or other concerned authorities, following the specific requirements of the sanctioning authority.

4. The Owners shall take immediate steps for mutation of their names in the Record of Rights, to

the extent not already entered, in respect of all the various plots comprised mentioned in the

schedule. All taxes payable up to the date the Developer is put in vacant possession of the said plots whether charged before or after such date, shall be paid and borne by the Owners. The Owners shall also amalgamate the said plots if required for development.

5. Whenever required by the Developer, the Owners shall sign such papers and documents as

may be required by the Developer to enable it to apply to the Appropriate Government Authority under the Urban Land (Ceiling & Regulation Act, 1976 or to any other Government Body or Town Planning Department or Authority concerned in this behalf for obtaining "no objection certificate", approvals, licenses, etc. All expenses involved in obtaining such certificates or licenses as are directly connected with the sanction of plan shall

be paid and borne by the Developer .

6. The Developer shall cause all changes in the building plan as shall be required by the Icchapur Gram Panchayet or any authority or to comply with any sanction, permission,

clearance or approval as aforesaid and shall keep the Owners informed of all such developments.

7. All applications, plans, documents and other papers, shall be submitted by or in the name of the Owners of the said plots, but otherwise at the cost and expense of the Developer, and the Developer shall pay and bear all expenses for submission of plans, etc. and other fees, charges and expenses required to be paid or deposited for sanction of the building plan for the building or otherwise to obtain sanction for the construction of building thereon PROVIDED ALWAYS that the Developer shall be exclusively entitled to all refunds of any and all payments and / or deposits made by it.
8. The Developer shall be responsible and answerable to the Municipal / Panchayet, Police, Fire and other authorities for any query, clarification, demand or requisition which they or any of them may require from time to time, at the time of sanction or at any time thereafter during development and for all times after completion, for all matters and purposes in connection with the development of the said plots at their own cost and expenses, provided however, that the Owners will render all assistance and cooperation in this regard.

ARTICLE VII -DEVELOPMENT AND CONSTRUCTION

1. The Developer shall cause to be obtained sanction of the plan. Once sanction is obtained, the Developer will commence construction expeditiously and construct, erect and complete at its own cost and within the time contained herein, the proposed buildings on the said plots in accordance with the plan to be sanctioned by the Ichapur Gram Panchayet as may be modified from time to time, and / or other appropriate authorities concerned.
2. The plan for construction may be modified subject to the approval of the Ichapur Gram Panchayet and / or other sanctioning authority / i.e. The Developer shall keep the Owners informed in writing of such modification, if any.
3. The Owners shall simultaneously with execution of this Agreement execute Power of Attorney in favour of the Developer and / or its duly appointed / authorised nominee or nominees in form as required by the Developer, to enable it to carryon development and construction of the buildings, enter into Agreements for Sale and other documents or otherwise deal with the residential and commercial spaces as well as the undivided proportionate interest in the land of the said plots appertaining to the said spaces, receive consideration moneys, execute receipts/ all documents in connection therewith. The agreements entered into by the Developer on behalf of the owners on the strength of the said Power of Attorney in terms of this Agreement shall be binding on the Owners. The Owners

further agrees that they will not revoke the Power of Attorney during the subsistence of this Agreement.

4. The Developer shall abide by all laws, bye-laws rules and regulations of the appropriate Government and local bodies relating to development of the said plots and to be observed by it in favour of this Agreement 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 hereby agrees to keep the Owner saved harmless and indemnified against all punitive actions, loss, damage, accidents, mishaps, liabilities, fines, penalties, compensation, costs charges and expenses, resulting due to omission, non compliance, lapses or violations of any law, bye-law, rules and regulations concerning the development of the said premises and any accident or mishap arising out of faulty design, construction or \workmanship and arising as a result of the acts and omissions of the Developer PROVIDED HOWEVER that in carrying out all of the obligations of the Developer as aforesaid, the Owners will without any claim or demand, sign and execute all necessary papers and applications as may be required by the Developer and render their active cooperation and assistance in getting and keeping valid all such consents and the Owners agree not to do or cause to be done any act or thing, which will render invalid or make liable to be rendered invalid any such consents. The Developer shall be entitled to construct the building structure as per the sanctioned plan thereof without any hindrance or obstruction from the Owners or any person claiming through or under trust for them.

5. The Developer shall be entitled to make any variation and / or modifications in the said plan and / or specifications and / or construction of the building as may be required to be done from time to time at the instance of the concerned Panchayet or the sanctioning authority or other appropriate authorities or under any statute or under the advice of the Architect without any objection or hindrance from the owner.

6. The type of construction, specification of material to be used for the construction of the buildings and the residential as well as commercial units shall be as finalized by the Architect within budgetary provision.

7. The Architect, in consultation with the Developer, shall determine as to what quality and specifications of building materials are to be used in construction of the building. These building materials so used will in no way be of inferior and poor quality.

8. The Architect appointed by the Developer shall, determine and ascertain the super built-up area of the said residential and commercial spaces with the objective of optimum utilization of available space, keeping in mind the market scenario.

9. The Developer will have the authority to decide on the sale price including price escalation of

the constructed spaces after due assessment of market condition.

ARTICLE VIII - DEVELOPER'S OTHER RIGHTS

1. Subject to the Owners' right to receive a part of the consideration as provided, the Developer shall be entitled to deal with all units and / or spaces comprised in the proposed buildings in the complex and the Developer shall develop the said plots at its cost without any hindrance or obstruction from the Owners or any person claiming through or under trust for them unless any breach is committed by the Developer.

2. During the period of construction of the Complex, if felt necessary, the Owners or their authorized representative may undertake periodical inspection of the Project assisted by an Engineer. Suggestions / observations, if made on such inspection shall be communicated to Office of the Developer, who may discuss the same with the Architect and implement, if feasible.

3. The Owners shall not in any way interfere with the vacant possession of the Developer and shall not disturb or cause obstruction in the construction or development of the said plots.

ARTICLE IX - DEVELOPER'S REPRESENTATIONS,

1. The Developer represents and warrants to and covenants with the Owners:

(i) That it has the necessary experience, capability, technical expertise and infrastructure to carry out the development of the said plots as envisaged herein and the developer possesses all the necessary valid documents issued by the concerned authorities for the same. Copy of current Trade Licence of the Developer is included as schedule to this Joint Venture Agreement document.

(ii) That it shall complete the development of the said plots in accordance with the sanctioned plans as modified from time to time and other parameters in this regard and in compliance with all applicable laws and Acts and that it shall at its own costs obtain Completion Certificate from Durgapur Municipal Corporation and other statutory certificates as may be required.

(iii) The Developer shall in accordance with industry standards applicable to other residential and commercial developers of repute in India offering similar quality and service products and using reasonable, expeditious, economical and diligent efforts at all times in the performance of its obligations;

(iv) That it has adequate funds to undertake and complete the development of the said plots as per the terms of this Agreement;

(v) That it has and shall continue to comply with terms and conditions of all the consents and all other licenses, permits, approvals obtained or may be obtained in the name of the Owner for the development of the said plots;.

ARTICLE X - OWNERS' REPRESENTATIONS, WARRANTIES AND COVENANTS

1. The Owner / First Party is the absolute owner of all that the pieces and parcels of land fully describe in the schedule below and is seized and possessed thereof and / or otherwise well sufficiently entitled thereto free from all sorts of encumbrances, liens, attachments, mortgages, charges and lispendens.

2. That the Owners have not done any act deed or thing which might affect their right to grant the Developer the exclusive right to develop the schedule below land and that they have not entered into any agreement, written or oral, with any person other than the Developer herein concerning the said plots. That the said plots are free from all encumbrances charges liens lispendens acquisitions requisition attachment and trusts of whatsoever or howsoever nature and that the said plots are in the exclusive possession of the Owner / first Party and the Owner / First Party hereby undertake to indemnify and keep the Developer indemnified, from and against any and all actions charges liens claims encumbrances mortgages or any third party possessory rights on the said plots or any part thereof.

3. That subject to the Developer complying with its obligations herein, the Developer shall be and is entitled to exclusively develop construct and complete the buildings on the said plots without any interruption or interference from the Owners or any person or persons claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and any loss damage costs charges and expenses suffered by the Developer as a result of any breach of this undertaking in respect of title or commitments made.

4. The Owners do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 or West Bengal Land Reforms Act.

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5. There is no suit or proceedings pending against them or touching the said plots and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and any loss damage cost charges and expenses as a result of any breach of this undertaking.

6. The Owners shall execute all deeds, documents and instruments as may be necessary and / or required from time to time for carrying out the development of the said plots in terms hereof.

7. For the purpose of obtaining all consents, to sign and execute all deeds, documents and instruments as may be necessary and / or required to enable the Developer to undertake construction of the residential and commercial complex in accordance with the sanctioned building drawings, the Owners shall also render assistance in obtaining Completion Certificate and any other statutory clearances which may be required on completion of the project.

ARTICLE XI – MISCELLANEOUS

1. That this agreement shall not to be deemed to constitute a partnership between the owner / First Party & Developer / Second Party or an agreement to sale of the schedule below plot by the owner and the developer

2. In the event the Owners fail and / or neglect to perform any of the terms conditions and covenants to be paid observed and performed as contained herein, the Developer shall be entitled to terminate this Agreement upon recovery of all costs charges and expenses till then incurred by it for development of the buildings and shall also be entitled to.

ARTICLE XII - DISPUTE RESOLUTION

1. In case of any dispute, differences or questions arising between the parties with regard to the interpretation, meaning or scope of this Agreement or any rights and liabilities of the parties under this Agreement or out of this Agreement or in any manner whatsoever concerning this Agreement the same shall be referred to the sole arbitration by an Arbitrator to be appointed by the parties jointly under the provisions of the Arbitration and Conciliation Act, 1996, and / or statutory modification or enactment thereto and the Award made and published by the said Arbitrator shall be final and binding on the parties. Arbitration will be held in Durgapur and the language shall be in English.

2. Pending the submission of and / or decision on a dispute, difference or claim or until the arbitral award is published; the parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE XIII – JURISDICTION

1. Courts at Durgapur & Burdwan alone shall have the exclusive jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

Schedule of the Land

In the district of Burdwan P.S Durgapur, ADSR – City Centre Durgapur. Land Classified as Baid Presently used for Bastu .

Name of owner	Deed No.	R.S / L.R Plot No	Kh. No.	Mouza	Type of Land	J.L No	Total Area
1. Sri Ranjan Kumar Deb	020601051/17	340	1514	Bansol	Baid	209	0.12
2.Smt. Hima Chatterjee	1324/2017	340 341 400	1324 1515	Bansol Bansol	Baid Baid	209	0.13 0.02 0.02 0.01 0.01 0.02
3.Sri. Arjun Kumar Dutta & 4.Sri. Abhirup Chakraborty	8091/2017	340	1321 1322	Bansol	Baid	209 209	0.06 0.05

Total Area :- 0.44

Acre

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IN THE WITNESSES WHEREOF the parties have hereto and hereunto said and subscribed their respective hands on the day month and year above first mentioned within.

Witness:-

Babul Singh

Dhirendra Nath Singh
17/19 Dishi Aravinda
Road, Wazirpur - 2

Ram Renu Samanta
870 Lt Sanyal Road
City Centre DWP-16.

Signature of the Owners / First Party

1. Ranjan Kumar Deb

2. Hima Chatterjee

3. Ajaya Kr. Das

4. Abhinav Das

Signature of the Developer / Second Party

SAHIL CONSTRUCTION COMPANY
Mr. Sangeet
Proprietor

Drafted & prepared by me

Sangeet Joshi
Advocate
F-663/421/05

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature *Rajan Kumar Deb*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

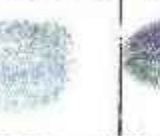


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature *Hima Chatterjee*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature *Ajim Kumar*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



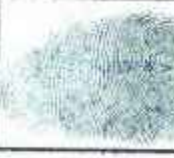
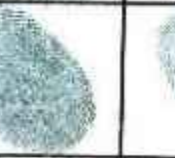
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature *Abhinav Chakrabarty*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

SAHIL CONSTRUCTION COMPANY

Sahil Chhangal

Proprietor

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LJK4324737



নির্বাচকের নাম : বাবুল সরকার
Elector's Name : Babul Sarkar
বিতারক : ধীরেন্দ্রনাথ সরকার
Father's Name : Dharendra Nath Sarkar
লিঙ্গ/Sex : পুরুষ M
জন্ম তারিখ
Date of Birth : XX/XX/1976



Babul Sarkar

LJK4324737

ঠিকানা:
1A/1B, পশ্চিম দুরগাপুর পাস্চিম বিধানসভা কেন্দ্র, দুরগাপুর
কলকাতা- 713203

Address:
1A/1B, PASHIM DURGAPUR,
NAGAR, CHANDANAG, AMRAI DURGAPUR,
DURGAPUR. 713203

Babul Sarkar

Date: 03/12/2015

277 নং পশ্চিম দুরগাপুর পাস্চিম বিধানসভা কেন্দ্র
পশ্চিম দুরগাপুর পাস্চিম বিধানসভা কেন্দ্র
Facsimile Signature of the Electoral
Registration Officer for
277-Durgapur Paschim Constituency

নিম্নে বর্ণিত নথি প্রদান করা হবে যাতে করে নির্বাচন কমিশন
কর্তৃক নির্বাচন পরিচালনা কমিশন কর্তৃক নির্বাচন পরিচালনা
কমিশন কর্তৃক নির্বাচন পরিচালনা
In case of change of address mention the Card No.
in the relevant form for obtaining new card and fill
it at the changed address and to obtain the card
with voter number

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

GRN: 19-201819-033308310-1

GRN Date: 23/01/2019 14:47:46

BRN : 301294648

Payment Mode Online Payment

Bank : AXIS Bank

BRN Date: 23/01/2019 14:49:23

DEPOSITOR'S DETAILS

Id No. : 02061000005749/5/2019
[Query No./Query Year]

Name : MD JAHANGIR ALI

Contact No. :

Mobile No. : +91 8016783839

E-mail :

Address : VILLAGE MOHAL PANDAVESWAR

Applicant Name : Mr Sanjoy Joshi

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02061000005749/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	02061000005749/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	14

In Words : Rupees Thirty Five Thousand Twenty Four only

Total

35024

आयकर विभाग
INCOME TAX DEPARTMENT

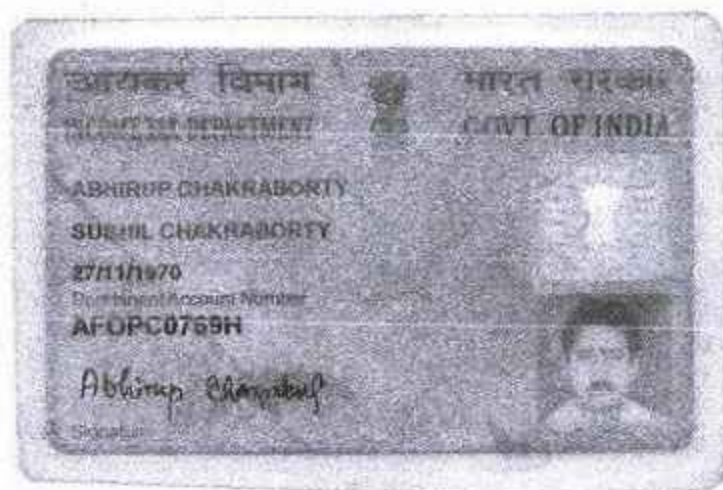
भारत सरकार
GOVT. OF INDIA

MD JAHANGIR ALI
MOHD SULTAN ALI
07/04/1980
Permanent Account Number
AEMPA3537L

Signature



- Md Jahangir Ali



Ashim Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJAN KUMAR DEB
NEPAL CHANDRA DEB
07/10/1953



Permanent Account Number

ABAPD7675D

Ranjana Deb
Signature



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

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARJUN KUMAR DUTTA
SUSHIL CHANDRA DUTTA
28/02/1968
Permanent Account Number
VHVPD5655E

Signature



If this card is lost or found, kindly inform / return to:
Income Tax PAN Services Unit, ITNS,
Plot No. 3, Sector 11, CBD Belapur II,
Navi Mumbai - 400 614.
या कार्ड को खोने पर कृपया सूचित करें / लौटा दें
आयकर पैन सेवा यूनिट, ITNS,
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर II,
नवी मुंबई - 400 614

Arjun kr. Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HIMA CHATTERJEE

SIDHIDA PRASAD MUKHERJEE

08/02/1972

Permanent Account Number

AOPPC4068R

Hima Chatterjee

Signature



21072010

इस कार्ड को खोने / खोने पर कृपया सूचित करें / नोटिस

आयकर पैन सेवा इकाई, एन एस डी

तीसरी मंजील, सफाई चेंबर

बानेर टेलिफोन एक्सचेंज के नजदीक

बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDI

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdi.co.in

Hima Chatterjee

Major Information of the Deed

Deed No :	I-0206-00410/2019	Date of Registration	24/01/2019
Query No / Year	0206-1000005749/2019	Office where deed is registered	
Query Date	08/01/2019 11:55:10 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Sanjoy Joshi Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434590894, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 2,00,73,952/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks			

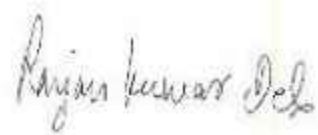
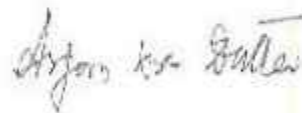
Land Details :

District: Burdwan, P.S:- Faridpur, Gram Panchayat: ICHHAPUR, Mouza: Bansole Pin Code : 713363

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-340	LR-1514	Other Commercial Usage	Baid	12 Dec		54,74,714/-	
L2	LR-340	LR-1324	Other Commercial Usage	Baid	13 Dec		59,30,940/-	
L3	LR-341	LR-1324	Other Commercial Usage	Baid	4 Dec		18,24,905/-	
L4	LR-400	LR-1324	Other Commercial Usage	Baid	4 Dec		18,24,905/-	
L5	LR-340	LR-1321	Other Commercial Usage	Baid	6 Dec		27,37,357/-	
L6	LR-340	LR-1322	Other Commercial Usage	Baid	5 Dec		22,81,131/-	
		TOTAL :			44Dec	0 /-	200,73,952 /-	
	Grand Total :				44Dec	0 /-	200,73,952 /-	

Major Information of the Deed :- I-0206-00410/2019-24/01/2019

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ranjan Kumar Deb (Presentant) Son of Late Nepal Chandra Deb Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office	Photo  24/01/2019	Fingerprint  LTI 24/01/2019	Signature  24/01/2019
Mistryghat, Monirampur, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABAPD7675D, Status :Individual, Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office				
2	Name Mrs Hima Chatterjee Wife of Mr Chandra Nath Chatterjee Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office	Photo  24/01/2019	Fingerprint  LTI 24/01/2019	Signature  24/01/2019
2/13, Golf Nagar, P.O:- Amrai, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOPPC4068R, Status :Individual, Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office				
3	Name Mr Arjun Kumar Dutta Son of Mr Sushil Chandra Dutta Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office	Photo  24/01/2019	Fingerprint  LTI 24/01/2019	Signature  24/01/2019
M-15, Annapurna Nagar, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHVPD5055E, Status :Individual, Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office				

Major Information of the Deed :- I-0206-00410/2019-24/01/2019

4	Name	Photo	Fingerprint	Signature
	Mr Abhirup Chakraborty Son of Sushil Chakraborty Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office			
	24/01/2019	24/01/2019	24/01/2019	24/01/2019
Annapurna Nagar, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFOPC0769H, Status :Individual, Executed by: Self, Date of Execution: 24/01/2019 , Admitted by: Self, Date of Admission: 24/01/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAHIL CONSTRUCTION AND COMPANY Mohal, P.O:- Pandabeswar, P.S:- Pandabeswar, District:-Burdwan, West Bengal, India, PIN - 713346 , PAN No.: AEMPA3537L, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Jahangir Ali Son of Mohd Sultan Ali Date of Execution - 24/01/2019, , Admitted by: Self, Date of Admission: 24/01/2019, Place of Admission of Execution: Office	 Jan 24 2019 4:01PM	 LTI 24/01/2019	 24/01/2019
Mohal, P.O:- Pandabeswar, P.S:- Pandabeswar, District:-Burdwan, West Bengal, India, PIN - 713346, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , PAN No.: AEMPA3537L Status : Representative, Representative of : SAHIL CONSTRUCTION AND COMPANY (as proprietor)				

Identifier Details :

Name & address
Mr Bablu Sarkar Son of Dharendra Nath Sarkar 1 A/19, Rishi Arobinda Nagar, Dhandabag., P.O:- Amrai, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Ranjan Kumar Deb, Mrs Hima Chatterjee, Mr Arjun Kumar Dutta, Mr Abhirup Chakraborty, Md Jahangir Ali

24/01/2019

Major Information of the Deed :- I-0206-00410/2019-24/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ranjan Kumar Deb	SAHIL CONSTRUCTION AND COMPANY-12 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Hima Chatterjee	SAHIL CONSTRUCTION AND COMPANY-13 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Hima Chatterjee	SAHIL CONSTRUCTION AND COMPANY-4 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Hima Chatterjee	SAHIL CONSTRUCTION AND COMPANY-4 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Kumar Dutta	SAHIL CONSTRUCTION AND COMPANY-6 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Abhirup Chakraborty	SAHIL CONSTRUCTION AND COMPANY-5 Dec

Endorsement For Deed Number : I - 020600410 / 2019

On 08-01-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,00,73,952/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 24-01-2019

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

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

Major Information of the Deed :- I-0206-00410/2019-24/01/2019

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

Presented for registration at 13:55 hrs on 24-01-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Ranjan Kumar Deb, one of the Executants.

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

Execution is admitted on 24/01/2019 by 1. Mr Ranjan Kumar Deb, Son of Late Nepal Chandra Deb, Mistryghat, Monirampur, P.O: Barrackpore, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession Others, 2. Mrs Hima Chatterjee, Wife of Mr Chandra Nath Chatterjee, 2/13, Golf Nagar, P.O: Amrai, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Others, 3. Mr Arjun Kumar Dutta, Son of Mr Sushil Chandra Dutta, M-15, Annapurna Nagar, Benachity, P.O: Durgapur, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Others, 4. Mr Abhirup Chakraborty, Son of Sushil Chakraborty, Annapurna Nagar, Benachity, P.O: Durgapur, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others

Indetified by Mr Bablu Sarkar, Son of Dharendra Nath Sarkar, 1 A/19, Rishi Arobinda Nagar, Dhandabag,, P.O: Amrai, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

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

Execution is admitted on 24-01-2019 by Md Jahangir Ali, proprietor, SAHIL CONSTRUCTION AND COMPANY (Sole Proprietorship), Mohal, P.O:- Pandabeswar, P.S:- Pandabeswar, District:-Burdwan, West Bengal, India, PIN - 713346

Indetified by Mr Bablu Sarkar, Son of Dharendra Nath Sarkar, 1 A/19, Rishi Arobinda Nagar, Dhandabag,, P.O: Amrai, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713203, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2019 2:49PM with Govt. Ref. No: 192018190333083101 on 23-01-2019, Amount Rs: 14/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301294648 on 23-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6847, Amount: Rs.5,000/-, Date of Purchase: 24/01/2019, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2019 2:49PM with Govt. Ref. No: 192018190333083101 on 23-01-2019, Amount Rs: 35,010/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 301294648 on 23-01-2019, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Major Information of the Deed :- I-0206-00410/2019-24/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 10651 to 10683
being No 020600410 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.01.25 16:34:44 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 25-01-2019 16:34:28
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)