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

Additional District Sub-Registrar,
Garia South 24 Parganas

14 FEB 2019

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT is made this the 1st day of February (Two Thousand Nineteen) 2019.

BETWEEN

1. SMT. APARNA GANGULY PAN. BHCPG3221P,

নং 1023 তার 31/01/19

১০০০/-

করিষা K S Mondal (Adv)
Alipore Judge Court

Kol 27

তাপস হালদার ট্রাস্ট ডেপুটি
সেকেন্ডারি, এম.ভি. সার এজিটর

১০০০/-



Additional District Sub-Registrar,
Garia South 24 Parganas

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Milan Biswas
S/o - Sarapan Biswas
Alipore Judge Court
Kolkata - 27.

wife of Sri Shyamal Ganguly and **2. SMT. SUDIPTA BASU PAN. BMRPB1558C**, wife of Late Netai Basu, both by faith Hindu, No.1 residing at Fartabad Ganguly Para, P.O-Garia, P.S-Sonarpur, Kolkata- 700084, Dist- 24- Parganas(s) and No.2 residing at Fartabad Katherbari, P.O-Garia, P.S-Sonarpur, Kolkata-700084, Dist-24-Parganas(s), hereinafter referred and called the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context shall deem and include their heirs executors, administrators, legal representatives and assigns) of the **ONE PART**

A N D

STARLIGHT , PAN. ACTFS6879A, a partnership Firm having its office at 22/4/1A, Pranabananda Road, Garia, P.S-Patuli, Kolkata -7000084, represented by its Partners **1. SRI KARTICK GHOSH, PAN. AJQPG4259E, Mb.7890997950** son of Niranjana Ghosh residing at Fartabad Ganguly Para, P.S-Sonarpur, Kolkata -7000084 and **2. BIJAN THOMAS, PAN. AIRPT3609B, Mb.7003936236**, son of K.J.Thomas, residing at 22/4/1A, Pranabananda Road, Garia, P.S-Patuli, Kolkata -7000084, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors in-office and assigns) of the **OTHER PART.**

WHEREAS

1. ALL THAT the bastu land measuring 3 cottahs 4 Chittaks 36 sq.ft. be the same a little more or less, together with 100sq.ft. Tiles shed structure standing thereon comprised in R.S.Dag No.3018, R.S.Khatian No. 186 of Mouza - Barhansfartabad, J.L. No.47, R.S.NO.7, P.S. -Sonarpur, within Rajpur Sonarpur Municipality, being Municipal Holding No. 2805, Under Ward No. 29, in the district 24 Parganas (South) was acquired by Sri Samir Banerjee and Sri Mihir Banerjee both residing at, Nayabazar, Dhanbad, P.O-Dhanbad, P.S- Bankmore Dist- Dhanbad, PIN- 826001 by a register deed of sale dated 28/07/2006 from Smt. Aparna Ganguly wife of Sri Shyamal Ganguly of Fartabad Ganguly Para, P.O-Garia, P.S-Sonarpur, Kolkata-700084, duly registered before in the District Sub-Registrar IV, Alipur and recorded in



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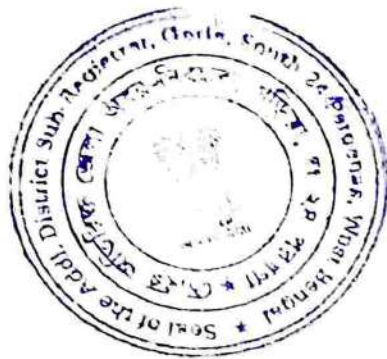
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Book No. 1, Volume No. 18 at Pages 631 to 645 being the Deed No.02803 for the year 2007.

2. After such purchase said Sri Samir Banerjee and Sri Mihir Banerjee while seized and possessed the said property by a register deed of sale dated 16/10/2015 said Sri Samir Banerjee alias Samiran Banerjee and Sri Mihir Banerjee both residing at Nayabazar, Dhanbad, P.O- Dhanbad, P.S-Bankmore Dist- Dhanbad, PIN- 826001 both represented by their attorney **Smt. Saswati Basu** daughter of Late Netai Basu residing at Fartabad Katherbari, P.O-Garia, P.S-Sonarpur, Kolkata- 700084, Dist- 24- Parganas(s) and **Sri Mangol Ganguly** son of Late Satish Chandra Ganguly residing at Fartabad Ganguly Para, P.O-Garia, P.S-Sonarpur, Kolkata-700084, Dist- 24- Parganas(s) sold conveyed and transferred the said property in favour of the present Owners **1. Smt. Aparna Ganguly** and **2. Smt. Sudipta Basu** duly registered before in the District Sub-Registrar IV, Alipur and recorded in Book No. 1, Volume No. 1604 at Pages 90924 to 90949 being the Deed No. 160407543 for the year 2015.

3. After such purchase the present owners have become the absolute owner of the said bastu land measuring 3 cottahs 4 Chittaks 36 sq.ft. be the same a little more or less together with 100sq.ft. Tiles shed structure standing thereon, comprised in R. S.Dag No.3018, R.S.Khatian No. 186 of Mouza Barhansfartabad, J.L. No.47, R.S.No.7, P.S-Sonarpur, within Rajpur Sonarpur Municipality, being Municipal Holding No. 2805, Under Ward No. 29, in the district 24 Parganas (South) more fully described in the First schedule hereunder written and they have the marketable title to the said property free from all encumbrances, changes, liens and attachments whatsoever.

4. The owners herein with an intention to develop the said property and / or to construct a multi-storied building thereon according to sanction plan to be obtained from the Rajpur Sonarpur Municipality approached the Developer herein to construct the same at his costs, finance and experience and the Developer rely upon the owner representation has agreed to develop the same by constructing a multi-storied building on the said property as per sanction building plan to be obtained



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from the office of the Rajpur Sonarpur Municipality on the following terms and conditions :-

NOW THIS INDENTURE AS FOLLOWS:-

ARTICLES - I - DEFINITIONS

1.1. OWNERS Shall mean **1. SMT. APARNA GANGULY** wife of Sri Shyamal Ganguly and **2. SMT. SUDIPTA BASU** wife of Late Netai Basu, both by faith Hindu, No.1 residing at Fartabad Ganguly Para, P.O-Garia, P.S-Sonarpur, Kolkata-700084, Dist- 24- Parganas(s) and No.2 residing at Fartabad Katherbari, P.O-Garia, P.S-Sonarpur, Kolkata- 700084, Dist-24- Parganas(s) their legal heirs, representatives, executors, administrators and assigns:

1.2. DEVELOPER shall mean **STARLIGHT** a partnership Firm having its office at 22/4/1A, Pranabananda Road, Garia, P.S-Patuli, Kolkata -7000084, represented by its Partners **1. SRI KARTICK GHOSH** son of Niranjana Ghosh residing at Fartabad Ganguly Para, P.S. -Sonarpur, Kolkata -7000084 and **2. BIJAN THOMAS** son of K.J.Thomas, residing at 22/4/1A, Pranabananda Road, Garia, P.S-Patuli, Kolkata -7000084 , hereinafter called and referred to as the **DEVELOPER** .

1.3. PROPERTY shall mean the said plot of land **ALL THAT** the bastu land measuring 3 cottahs 4 Chittaks 36 sq.ft. be the same a little more or less together with 100sq.ft. Tiles shed structure standing thereon, comprised in R.S.Dag No.3018, R.S.Khatian No. 186 of Mouza -Barhansfartabad, J.L. No.47, R.S.No.7, P.S-Sonarpur, within Rajpur Sonarpur Municipality , being Municipal Holding No. 2805, Under Ward No. 29, in the district 24 Parganas (South) more fully described in the First Schedule hereunder written.

1.4 BUILDING Shall mean and include the building to be constructed as per sanction Building Plan on the First Schedule property by the Developer.



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1.5. **COVERED AREA** Shall mean the Built Up Area measuring at floor level of any unit i.e. residential apartment or car parking space or other reserve space including external dimension of walls and proportionate share of common walls and stair comprised in the building.

1.6 **COMMON AREAS** Shall include the passage, ways, stair ways, stair case, gates, all rain water pipes, sewerages, fittings, fixtures, manholes, pit, gullies, roof, water pump, overhead tank and boundary wall etc. for common use and enjoyment of common owners of the building without any separate rights of ownership of such areas.

1.7. **OWNERS, ALLOCATION** In consideration the owner has agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new buildings at his own costs. The owners shall be entitled to **45% (Forty Five Percent)** constructed area out of total F.A.R in the proposed new building together with the proportionate right title interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part at the owner to enter into agreement for sale transfer, deed of sale, lease or in any way deal for sale transfer lease or in any way deal with the same as absolute owners and proportionate share of land thereof is more fully described in the **SECOND SCHEDULE** hereunder written and also the right to use of common areas on an equitable basis in accordance with sanction plan to be sanctioned from The Rajpur Sonarpur Municipality and also to be constructed in accordance with the specification of works. Identification of owners allocation to be mentioned in the supplementary agreement after obtaining sanction building plan. The Developer shall pay to the owners the sum of **Rs.15,00,000/- (Rupees Fifteen Lakh) only** which is adjustable and/or refundable as security deposit the said amount will pay at the time of execution of agreement.

1.8 **DEVELOPER'S ALLOCATION** shall mean the remaining **55% (Fifty Five Percent)** constructed area out of sanction F.A.R of the said building consisting of several self contained



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flats, Car Parking space and other spaces together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, Deed of sale, lease, mortgage and/or in any way deal for sale, transfer, lease with the same as absolute owners thereof is more fully described in the **THIRD SCHEDULE** hereunder written.

1.9 **ARCHITECT** Shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction as decided by the Developer.

1.10. **OWNERS** Owners being the land owners shall be allotted aforesaid flat fully completed in all respect towards costs of land. The Developer shall be allotted all other flats and car parking space and other covered spaces except owners allocation together with proportionate share in land in consideration of providing man power expertise supervision and providing cost of construction of the entire building and investment made thereon including all expenses of sanction of Building Plan, electricity, drainage and sewerage.

ARTICLE - II - COMMENCEMENT

2. This agreement shall be deemed to have commence with effect from the date of execution of this agreement.

ARTICLE - III - OWNER'S RIGHTS AND REPRESENTATIONS

3.1 The Owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to **ALL THAT** the bastu land measuring 3 cottahs 4 Chittaks 36 sq.ft. be the same a little more or less together with 100sq.ft. asbestos shed structure standing thereon, comprised in R.S.Dag No.3018, R.S.Khatian No. 186 of Mouza -Barhansfartabad, J.L. No.47, R.S.No.7, P.S-Sonarpur, within Rajpur Sonarpur Municipality, being Municipal Holding No. 2805, Under Ward No. 29,



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in the district 24 Parganas (S). To construct the said new building the developer will take all initiative and for such arrangement the owners will assist the developer as and when required. Moreover, the Owners till this day have not yet entered into any agreement for sale or Joint Venture Agreement with any third party in respect of the said property.

3.2 The said property are free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisitions, requisitions whatsoever or howsoever of the plan .

3.3 If any defect in title shall be found or if any body shall dispute the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated regarding the title of the owners in respect of the said property then and in that event, it shall be the responsibility of the Owners to defend such suits, proceedings or actions at their own costs.

ARTICLE - IV (DEVELOPER'S RIGHT) :

4.1 The Developer shall arrange to make sanction the building plan from Rajpur Sonarpur municipality after obtaining signature from the owners.

4.2. The developer shall bear all expenditure for obtaining sanction building Plan.

4.3 The owners hereby grant right to the Developer to construct, erect and build upon the said property and shall be able to construct the new building thereon .

ARTICLE - V - CONSTRUCTION

5.1 In consideration of the owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect, build and complete the said building in accordance with the sanction plan as may be required by the Developer, the Developer has agreed to allocate the owners' allocated area in the said building. The said owners' allocation along with total building shall be constructed and completed



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with good and standard materials and shall contain all amenities which are normally provided for a decent building for residential purposes. The Developer has also right to amalgamate with the adjacent plot of land to construct the building if required.

5.2 That it is hereby also agreed that the Developer shall make all arrangements for installation electricity main connection in the said constructed building but not for the installation of separate electricity meter in the owners allocated flats . The owners shall bring the separate Electric Meter for their allocated flats or other areas at their own costs and responsibility.

ARTICLE - VI - PROCEDURE

6.1 That the owners shall render all assistance and co-operation to the Developer for mutation and conversion of the said plot of land for obtaining sanction or permission or clearance etc from The Rajpur Sonarpur Municipality and Developer shall pay all the expenses regarding the taxes in B.L.R.O. and other concern for that the owners agree to grant and /or execute registered General Power of Attorney in favour of the Developer herein to facilitate the construction of the proposed building according to the sanction Building Plan and sign and execute on all papers and documents relating to the said construction and for taking all essential connecting of water, sewerage, drainage etc and to enable the developer to enter into the agreement for sale of flats and car parking spaces and other spaces together with execution and registration of sale Deed in favour of the purchaser/s nominated by Developer. In case of death of any of the owner, this agreement shall be binding on the heirs and successors of the deceased owners who shall be bound to ratify this agreement and shall execute and register equal Power of Attorney in favour of the Developer, but the developer shall have full right to act according to these presents.

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6.2 The Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's portion/allocation.

6.3 The Developer shall execute the deed of sale as Constituted Attorney of the owners for the Developer's allocation without owners consent after complying with Clause No.6.2.

6.4 That the Developer will spend all the money for all necessary permissions for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by The Rajpur Sonarpur Municipality by the Developer shall undertake the constructional work in the said property.

6.5. The Developer shall undertakes the construction by the standard materials and the specification of materials has been given in Fourth Schedule hereunder written and the owner shall not raise any objection or obstruction in respect of the materials to be used in the construction or method of construction and the owners shall not do anything by which the developer may be restrained from doing or completing the constructional work of the said building in the said property.

6.6 All men and machineries and materials will be supplied by the Developer at its own costs and expenses.

6.7. That the supervision of the construction of building will be undertaken by the Developer and the owners cannot raise any objection for the same without valid reason. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, sewerage system will be done by the Developer as constituted Attorney of the Owners and the Owners cannot raise any objection for the same without valid reason

6.8 That the Developer shall negotiate the terms and conditions with the intending purchaser/s to sell the Developer's allocation and shall receive the entire consideration



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money from the intending Purchaser/s of the said flat and car parking space and shall discharge money receipt for the same as a constituted attorney for the owner. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending purchaser for the Developer's allocation in the said property. In that event, the owner shall not be liable for any fault acted by Developer and the Developer exclusively shall be liable for the same.

6.9 That for the purpose of execution of Deed of conveyance in favour of the intending purchaser/purchasers and/or in the name of the Developer and/or his nominated person/persons, the cost of construction shall be taken into account with the value of the undivided proportionate share of land comprised in the said property.

6.10 That upon construction/completion of the building, the owner at the request of the Developer shall execute appropriate Sale deeds/ conveyance/ Deed of Assignment in favour of the purchaser/s of the Developer's allocated position in respect of the flats and car parking space and other spaces together with undivided proportionate share in land sold by the developer or alternatively the Developer shall be entitled to execute and register the said sale Deed on behalf of the owners by virtue of the Power of Attorney granted to the developer.

ARTICLE - VII - POSSESSION AND CONSTRUCTION

7.1 It has been agreed between the owners and the Developer that the construction, erection and completion of the said building shall be completed **within 24 (Twenty Four) months** from the date of obtaining the sanction building plan from The Rajpur Sonarpur Municipality but the owners allocation shall be handed over to the owners peacefully after or before completion of construction with or within the time limit of 24 (Twenty Four) months from the date of sanction of building plan, If any delay is caused to circumstances beyond control of the Developer in such event the developer shall be allowed for 6(Six) months period of extension depending upon the progress of the works.



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7.2 That the Developer shall on completion of new building, put the Owners in possession of the owner's allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

7.3 That the Owners shall be entitled to transfer or otherwise deal with the owner's allocation or portion thereof at the sole discretion of the owners. The Developer has exclusively right to transfer the Developer's allocated portion to the nominated person or persons of the Developer.

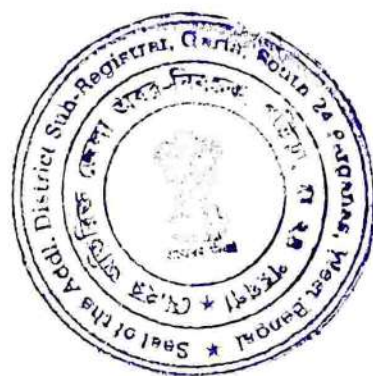
7.4. It is expressly agreed and declared that the Developer shall be entitled to receive money of the Developer's allocation in the said building without any formal deed of transfer immediately after possession is made over to the Developer of the Developer's allocated portion to be constructed by the Developer for which the owners has no responsibility. The construction of the Owners' allocation shall be done by the Developer for and on behalf of and on account of the owners and the Developer shall be the only acting as Developer on behalf of the Owners.

7.5 The Developer shall be entitled to sell the Developer's allocation as herein-above mentioned together with the undivided proportionate share in the land and shall be entitled to deal with the or dispose of the Developer's allocation in any further authority or permission on the part of the owner and without being required to obtain any such further authority or permission from the Owners.

7.6. All costs, charges and expenses including Architect's fees shall be paid, discharged and borne by he Developer and the owners shall have no liability in this context.

ARTICLE - VIII - BUILDING

8. The Developer shall, at its own costs and expenses and without creating any financial or other liabilities on the owners construct and complete the said building and various units/flats and/or apartment thereto and/or modification shall be made in the owner's allocation with the consent of the owner.



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ARTICLE - IX - NOTICE OF POSSESSION AND PAYMENT OF TAXES

9.1 After completion of the owners allocation as per the plan the Developer shall issue a letter to the owner at his respective address , on receipt of the above-said letter, the owners shall take possession of the owner's allocation with free from all encumbrances .

9.2 The Developer shall be liable to pay the taxes from the date of taking possession of the First Schedule property till completion of the building (C.C.Municipality) and after taking possession and fulfillment of Second Schedule property, the owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion and also monthly maintenance charge to the developer until the society of owners shall be formed.

ARTICLE - X - DUTIES & OBLIGATIONS AND/OR REGISTRATION

10.1. Both the owners and the Developer shall abide by all laws, regulations, bye-laws and rules as imposed by the Government, local bodies and as the case may be the Developer and shall attend answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws and rules and regulations.

10.2 The owners and the Developer shall keep the interior walls of their allocation clean and harmless including swear, drains, pipes and other fittings comprised therein.

10.3 As soon as this Agreement shall be signed by the parties, the owners shall hand over possession of the First Schedule property to the Developer and also hand over all the photo copy of all original documents relating to the said property and as and when required, the owner shall produce their original documents to the authority concern.



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10.4 The owners shall not cause any obstruction or throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Building or in the compound corridors or any other portion of the building.

10.5. The owners shall not create any disturbance, impediments, during the construction of the building and shall not do anything for which the construction work may be stopped or hampered for any reason and if the Developer suffers , stoppage of work and any loss or damage due to any interference made on the part of the owners or any of the owners person or for non-performances of contract or obligations by owners then the owners shall be liable to compensate the said loss to the Developer.

ARTICLE - XI - OWNERS INDEMNITY

11.1. The Owners hereby agree that the Developer shall be entitled to the said construction including the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein contained and on its part is to be observed and performed.

ARTICLE - XII MISCELLANEOUS

12.1 The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto any manner nor shall the parties hereto constituted as an association of persons.

12.2 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by pre-paid registered post to the Developer at the recorded address.

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ARTICLE - XIII - FORCE MAJEURE COURSES

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

ARTICLE - XIV - ARBITRATION

In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement arising out of the meaning of construction of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent arbitrators, one is to be appointed by each party and the said (two) arbitrators shall jointly appoint an umpire at the commencement of the reference and the award of arbitrators or the Umpire shall be final and this clause be deemed to be a submission within the meaning of the arbitration act, 1940 (Act, X of 1940) and it is statutory modifications and/or enactments thereof in force time to time.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT the bastu land measuring 3 cottahs 4 Chittaks 36 sq.ft. a little more or less together with a 100sq.ft. Asbestos shed structure standing thereon lying and situate comprised in R.S.Dag No.3018, R.S.Khatian No. 186,Mouza Barhansfartabad, Pargana Medanmollah, J.L. No.47, R.S.No.7, Touzi No. 109, P.S-Sonarpur, within Rajpur Sonarpur Municipality , being Municipal Holding No. 2805 under ward No. 29, in the district 24 Parganas (South).butted and bounded in the following manner :-

ON THE NORTH	:	Portion of Dag No. 3018,
ON THE SOUTH	:	16, wide Road,
ON THE EAST	:	8,wide Road.
ON THE WEST	:	16' Wide Road,



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SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT the owners shall be entitled to **45% (Forty Five Percent)** constructed area out of sanction F.A.R in the proposed new building together with the proportionate right title interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part to enter into agreement for sale transfer lease or in any way deal for sale, transfer, lease or in any way deal with the same as absolute owners and also the right to use of common areas on an equitable basis to be constructed in accordance with sanction plan, to be sanctioned from The Rajpur Sonarpur Municipality and also to be constructed in accordance with the specification of work and also completed by the Developer. The Developer shall pay to the owners the sum of **Rs.15,00,000/- (Rupees Fifteen Lakh) only** which is adjustable and/or refundable as security deposit the said amount will pay at the time of execution of agreement..

Be it further noted the owners shall pay extra charges for extra works in addition to the under noted specification. The developer will complete the extra works of the owner's portion only after receipt of such charges; but the owners will not be responsible for making payment for any additional construction works of the owners portion out side the flats of the owners allocated portion (which should be identical on all floors) or any design work of the building.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be entitled to remaining **55% (Fifty Five Percent)** constructed area out of sanction F.A.R of the said building consisting of several self contained flats, Car Parking space and other spaces together with the proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer, to enter into agreement for sale, Deed of sale, lease, mortgage and/or in any way sale, transfer, lease with the same as absolute owners thereof.



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FOURTH SCHEDULE ABOVE REFERRED TO
(Specification)

- General : The Building shall be R.C.C. Column structure as per design of the consulting Engineer
- Brick Work : Brick work will be done with First Class klin burn bricks (1:6) cement mortar, and H.B. nets in 3" thick walls.
- Plastering : All plaster works will be done with approved quality cement,
standard thickness, (12mm/16mm) cement sand mortar for inside and (1:4) mortar for outside walls
- Flooring & Skirting : Flooring with Tiles / Marble,
- Painting : All internal walls cement plaster with Plaster of Paris finish. All external walls of Snow-cem finish. Synthetic primer to steel and wood works.
- Main Door : Seasoned & Treated Wood frames.
- Other doors : Flush doors with water proof ply and Sal wood frame of standard thickness.
- Windows : Fully glazed windows with steel frames with hinges and integrated guard bars with smoke glass.
- Electric Works: Concealed wiring and board with modular switches. In each bedroom - 2 light pts, 1 fan pt. & 1 plug pt. AC Point, In living-dining room - 2 light pts., 2 fan pts., 1 plug pt. and 1 TV pt. Night lamp point, In Kitchen - 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet - 1 light pt. & 1 plug pt. In Veranda - 1 light pt. only. cable point, Freeze point, washing machine point, Geyzer point, Inverter point, Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair landing will be provided.
- Water Supply & Sanitary : Water supply will be through necessary fittings from Deep Tube well and overhead water tank with necessary Pump fittings. ALL the water and sanitary works will be done with approved quality PVC pipes and approved good quality fittings with necessary drainage and sewerage .
- Toilet : Each Toilet with 7'feet high Glaze Tiles good quality on wall with marble flooring good quality and commode , PVC white cistern & wash basin with fittings of standard size Syntax door.
- Kitchen : Granite on top platform with washing sink, space for shelf With 2+1 feet tiled wall above the cooking platform, Flooring good quality Tiles/Marbles.



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IN WITNESS WHEREOF the parties hereto set and subscribe their hands and seals on the day, month and year first above written :-
SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES:-

1. Milan Biswa
Alipore Judge Court
Kol-22.

Sudipta Basu
APARNA GANGULY
SIGNATURE OF THE OWNERS

2. Mangol Kumar Garg
Firozabad Gargul Pers
Kol-84

For STARLIGHT
Karlack Ghosh Binny Thomas
Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by me:-

Kalisankar Mondal,
Advocat, En.F/1495/1477/78,
Alipur Judges Court, Kol-27,

MEMO OF CONSIDERATION

Received a sum of Rs. 15,00,000/- Rupees Fifteen Lakh) only from the above named Developer as security deposit as per memo below:-

<u>By</u>	<u>No.</u>	<u>Bank Name</u>	<u>Date</u>	<u>Amount</u>
Ch	035622	B.O.M, Garia Br. Kol-84	01/02/19	Rs.8,75,000/-
"	035623	::	::	Rs. 6,25,000/-
Total				Rs. 15,00,000/-

Witnesses:-

1. Milan Biswas.
2. Mangol. Kumar Garg
Firozabad Gargul Pers
Kol-84

Sudipta Basu
APARNA GANGULY
SIGNATURE OF THE OWNERS



Additional District Sub-Registrar,
Garia South 24 Parganas

01 FEB 2019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIPTA BASU

KALIPODA ROYCHAUDHURY

01/09/1953

Permanent Account Number
BMRPB1558C

Sudipta
Basu

Signature



21092012



इस कार्ड के खोने / पाने पर कृपया सूचित करें, (नोट करें)

आयकर पैन सेवा इकाई, एन एल डी एल
तीसरी मंजिल, स्फ़ायर चैम्बर्स,
बनार टेलिफोन एक्चेंज के नजदीक,
बनार, पुणे - 411 045

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

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8030, Fax: 91-20-2721 8081
e mail: tininfo@nsdl.co.in

Sudipta Basu



২৫/৫/৬৮

आयकर विभाग

INCOME TAX DEPARTMENT

APARNA GANGULY

SILENDRA NATH CHAKRABORTY



भारत सरकार

GOVT. OF INDIA



15/08/1966

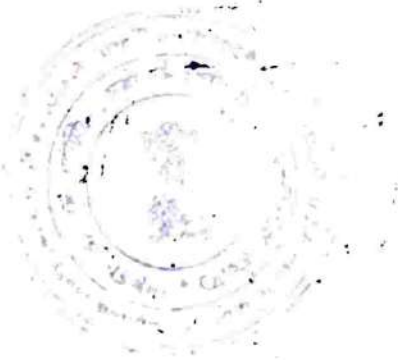
Permanent Account Number

BHCPG3221P

Aparna Ganguly

Signature

Aparna Ganguly



Case No.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

STARLIGHT



26/09/2011

Permanent Account Number

ACTFS6879A

10042015

Bim Thomas

7803936236





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

BIJAN THOMAS
THOMAS JOSEPH KANNUKUZHIL

11/11/1980
Permanent Account Number

AIRPT3609B

Bijan Thomas
Signature



Bijan Thomas
(7003936236)



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

KARTICK GHOSH
NIRANJAN GHOSH
15/12/1979
Permanent Account Number
AJQPG4259E

Kartick Ghosh

Signature



Kartick Ghosh





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

GRN: 19-201819-033637300-1

Payment Mode Online Payment

GRN Date: 30/01/2019 08:16:20

Bank : Bank of Maharashtra

BRN : 0233001201937264

BRN Date: 30/01/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16291000025264/4/2019

[Query No./Query Year]

Name : BIJAN THOMAS

Contact No. : 7003936236

Mobile No. : +91 7003936236

E-mail : bijanthomas@gmail.com

Address : PRANABANANDA ROAD

Applicant Name : Mr K S Mondal

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000025264/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	16291000025264/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	15021
Total				20042

In Words : Rupees Twenty Thousand Forty Two only



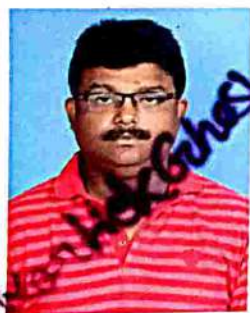
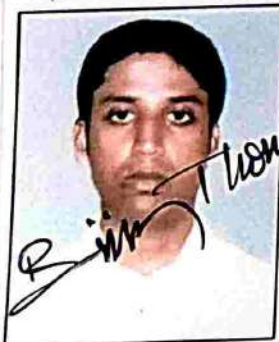
Thumb

1st finger

Middle finger

Ring finger

Small Finger

Left
handRight
handName SUDIPTA BASUSignature Sudipta BasuLeft
handRight
handName APARNA GANGULYSignature Aparna GangulyLeft
handRight
handName KARTICK GHOSHSignature Kartick GhoshLeft
handRight
handName BIJAN THOMASSignature Bijan Thomas



Additional District Sub-Registrar,
Garia South 24 Parganas

01 FEB 2019

01 FEB 2019

Major Information of the Deed

Deed No :	I-1629-00466/2019	Date of Registration	01/02/2019
Query No / Year	1629-1000025264/2019	Office where deed is registered	
Query Date	29/01/2019 11:25:30 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	K S Mondal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433308935, 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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 30,001/-	Rs. 60,19,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, Holding No:2805 Pin Code : 700084

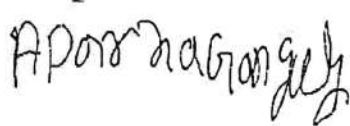
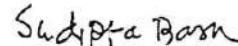
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3018	RS-186	Bastu	Bastu	3 Katha 4 Chatak 36 Sq Ft	1/-	59,89,500/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					5.445Dec	1 /-	59,89,500 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1629-00466/2019-01/02/2019

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Aparna Ganguly Wife of Mr Shyamal Ganguly Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office	Photo  01/02/2019	Fingerprint  LTI 01/02/2019	Signature  01/02/2019
Fartabad Ganguly Para, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHCPG3221P, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				
2	Name Smt Sudipta Basu Wife of Late Netai Basu Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office	Photo  01/02/2019	Fingerprint  LTI 01/02/2019	Signature  01/02/2019
Fartabad Katherbari, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMRPB1558C, Status :Individual, Executed by: Self, Date of Execution: 01/02/2019 , Admitted by: Self, Date of Admission: 01/02/2019 ,Place : Office				

Developer Details :

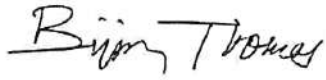
SI No	Name,Address,Photo,Finger print and Signature
1	Starlight 22/4/1A, Pranabananda Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ACTFS6879A, Status :Organization, Executed by: Representative

Representative Details :

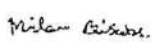
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kartick Ghosh Son of Mr Niranjan Ghosh Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office	Photo  Feb 1 2019 12:00PM	Finger Print  LTI 01/02/2019	Signature  01/02/2019

Major Information of the Deed :- I-1629-00466/2019-01/02/2019

Partabad Ganguly, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJQPG4259E
Status : Representative, Representative of : Starlight (as partner)

Name	Photo	Finger Print	Signature
Mr Bijan Thomas (Presentant) Son of Mr K J Thomas Date of Execution - 01/02/2019, , Admitted by: Self, Date of Admission: 01/02/2019, Place of Admission of Execution: Office	 Feb 1 2019 12:01PM	 LTI 01/02/2019	 01/02/2019
22/4/1A, Pranabananda Road Gaira, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.: AIRPT3609B Status : Representative, Representative of : Starlight (as partner)			

Identifier Details :

Name & address	
Mr Milan Biswas Son of Mr Swapan Biswas Alipre Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Aparna Ganguly, Smt Sudipta Basu, Mr Kartick Ghosh, Mr Bijan Thomas	01/02/2019
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Aparna Ganguly	Starlight-2.7225 Dec
2	Smt Sudipta Basu	Starlight-2.7225 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Aparna Ganguly	Starlight-50.00000000 Sq Ft
2	Smt Sudipta Basu	Starlight-50.00000000 Sq Ft

Major Information of the Deed :- I-1629-00466/2019-01/02/2019

On 29-01-2019

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 60,19,500/-



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

On 01-02-2019

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

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

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

Presented for registration at 11:42 hrs on 01-02-2019, at the Office of the A.D.S.R. GARIA by Mr Bijan Thomas ,.

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

Execution is admitted on 01/02/2019 by 1. Smt Aparna Ganguly, Wife of Mr Shyamal Ganguly, Fartabad Ganguly Para, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt Sudipta Basu, Wife of Late Netai Basu, Fartabad Katherbari, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Milan Biswas, , , Son of Mr Swapan Biswas, Alipre Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 01-02-2019 by Mr Kartick Ghosh, partner, Starlight (Partnership Firm), 22/4/1A, Pranabananda Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Milan Biswas, , , Son of Mr Swapan Biswas, Alipre Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 01-02-2019 by Mr Bijan Thomas, partner, Starlight (Partnership Firm), 22/4/1A, Pranabananda Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Milan Biswas, , , Son of Mr Swapan Biswas, Alipre Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2019 12:00AM with Govt. Ref. No: 192018190336373001 on 30-01-2019, Amount Rs: 15,021/-, Bank: Bank of Maharastra (MAHB0000455), Ref. No. 0233001201937264 on 30-01-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1629-00466/2019-01/02/2019

Statement of Stamp Duty

It is confirmed that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 5,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1023, Amount: Rs.5,000/-, Date of Purchase: 31/01/2019, Vendor name: Tapas
Halder
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2019 12:00AM with Govt. Ref. No: 192018190336373001 on 30-01-2019, Amount Rs: 5,021/-, Bank:
Bank of Maharastra (MAHB0000455), Ref. No. 0233001201937264 on 30-01-2019, Head of Account 0030-02-103-003
-02

Dhar

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

Major Information of the Deed :- I-1629-00466/2019-01/02/2019

04/02/2019 Query No:-16291000025264 / 2019 Deed No :I - 162900466 / 2019, Document is digitally signed.

Page 30 of 31

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2019, Page from 17335 to 17365
being No 162900466 for the year 2019.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2019.02.04 15:09:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04-Feb-19 3:09:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)