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

District Sub-Register-III
Alipore, South 24-pargana

0 4 MAY 2018

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT is made this the 4th day of MAY, Two Thousand Eighteen (2018) of Christian Era BETWEEN

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Partner

MS. ADITI BISWAS alias ADITI CHOWDHURY, (PAN-ANHPB0607L), daughter of Late Amiya Ghobinda Chowdhury, by faith- Hindu, by Occupation – Service, by Nationality – Indian, and residing at G-C/63, Salt Lake, Post Office-Salt Lake, Police Station -Bidhannagar South Police Station, Kolkata- 700106, District North 24 Parganas, and also resident of Flat No.8-SB Manikarn Apartment, 3B, Ram Mohan Mullick Garden Lane, Post Office – Beleghata, Police Station – Beleghata, Kolkata –700010, West Bengal, hereinafter referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

"SEVA VIRAAJ" (PAN - ACMFS8600A) a partnership Firm having its registered office at 385, Madurdaha, P.O.- E.K.T.P., P.S.- Tiljala now Anandapur, Kolkata-700107, District South 24 Parganas, represented by its Partners namely SRI ARIJIT BANERJEE, son of Late Sibananda Banerjee, (PAN-AGGPB3896D), by faith - Hindu, by Occupation Business, by Nationality -Indian, residing at 385, Madurdaha, P.O.- EKTP, P.S. - Tiljala now Anandapur, Kolkata-700107, District - South 24 Parganas, West Bengal, and (2) SRI RAAJ DAS, (PAN - ADGPD5530K), son of Late Sudhir Kumar Das, by faith -Hindu, by Occupation - Business, by Nationality - Indian, and residing at 75/1, Hossenpur, Madurdaha, "Subhsree Apartment", P.O. -E.K.T.P., P.S. - Tiljala now Anandapur, Kolkata - 700 107, District South 24 Parganas, West Bengal, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective heirs, executors, administrators, successors-in-office, representatives and assigns) of the SECOND PART;

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WHEREAS by a registered Bengali Saf Brikray Kobala/ Deed of Sale dated 15.06.1979 and recorded before D.S.R. Alipore, District South 24 Parganas, Vide Book No. 1, Volume No. 97, Pages No. 152 to 156, being No.3304, for the year 1979, the said owner SMT, LEKHA CHOWDHURY, sold, transferred and conveyed against valuable consideration of ALL THAT the piece and parcel of land measuring about 5(Five) Cottahs be the same little more or less comprised and contained in Mouza- Madurdaha, Parganas- Kalikata, J.L. No. 12, Touzi No. 2998, R.S. No. 212, appertaining to C.S. Dag No. 405, R.S. Khatian No. 184, under R.S. Dag No. 411/459, in Block -A, under Scheme Plot No. A/59, with in Police Station - Jadavpur then Tiljala now Anandapur, Addl. District Sub-Registration Office Sealdah in the District 24 Parganas now South 24 Parganas, presently within the limits of the Kolkata Municipal Corporation under Ward No. 108, together with all easement and other rights thereto, in favor of SMT. PROVA BAGCHI, the Vendor thereunder became the while seized and possessed absolute and rightful Owner of the aforesaid property as more fully described in the Schedule thereunder written.

AND WHEREAS thereafter by a registered Deed of Gift dated 6th day of March, 1992 made between SMT. PROVA BAGCHI, therein referred to as the Donor therein the said Donor gifted transferred and conveyed by way of Gift of land measuring about 5(Five) Cottahs be the same little more or less under Scheme Plot No. A/59, comprised and contained in Mouza- Madurdaha, Parganas- Kalikata, J.L. No. 12, Touzi No. 2998, R.S. No. 212, appertaining to C.S. Dag No. 405, R.S. Khatian No. 184, under R.S. Dag No. 411/459, in Block – A, with in Police Station – Jadavpur then Tiljala now Anandapur, Addl. District Sub- Registration Office Sealdah in the District 24 Parganas now South 24 Parganas, presently within the limits of the Kolkata Municipal Corporation under Ward No. 108, together with all easement and other rights thereto, as more fully described in the Schedule thereunder and hereunder written, which document was registered before District Sub- Registrar, at Alipore, 24 Parganas, recorded in Vide Book No. 1, Volume No. 16, Pages Nos. 209 to 216, being No.0677, for

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R.Qay Partner the year 1992, in favor MS. ADITI BISWAS alias ADITI CHOWDHURY, the Vendor herein.

AND WHEREAS thus the MS. ADITI BISWAS alias ADITI CHOWDHURY, herein became the absolute owner of the aforesaid property and while seized and possessed, as more fully described in the Schedule thereunder and hereunder written and has been enjoying the same free from all encumbrances by paying taxes and revenue thereof.

AND WHEREAS thus MS. ADITI BISWAS alias ADITI CHOWDHURY is at present the absolute Owner of the said Schedule property of ALL THAT the piece and parcel of land measuring about 5(Five) Cottahs be the same little more or less along with 200 Sq.ft. Tile Shed structure standing thereon under Scheme Plot No. A/59, comprised and contained in Mouza- Madurdaha, Parganas- Kalikata, J.L. No. 12, Touzi No. 2998, R.S. No. 212, appertaining to C.S. Dag No. 405, R.S. Khatian No. 184, under R.S. Dag No. 411/459, in Block – A, with in Police Station –Tiljala now Anandapur, Addl. District Sub-Registration Office Sealdah in the District -South 24 Parganas, presently within the limits of the Kolkata Municipal Corporation under Ward No. 108, as more fully described in the First Schedule hereunder written.

AND WHEREAS due to various constraints accompanied by lack of funds to carry on construction of a new building in the premises out of her own resources, the Owner was in search of a competent Developer with vast experience in development work including construction of several multi storied buildings.

AND WHEREAS the Developer / Second Part herein knowing such intention of the Owner herein, approached the Owner with the proposal for undertaking the construction of a multi storied new building at its own costs and expenses and in accordance with the said sanctioned building plan. After

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negotiation between the parties hereto, the Owner herein finally accepted the proposal and the parties hereto are entering into this agreement as per terms and conditions stated hereunder.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties that the following terms mentioned below would be defined as follows:

- 1. PREMISES: shall mean ALL THAT the piece and parcel of land measuring about 5(Five) Cottahs be the same little more or less along with 200 Sq.ft. Tile Shed structure standing thereon under Scheme Plan No. A/59, comprised and contained in Mouza-Madurdaha, Parganas-Kalikata, J.L. No. 12, Touzi No. 2998, R.S. No. 212, appertaining to C.S. Dag No. 405, R.S. Khatian No. 184, under R.S. Dag No. 411/459, in Block -A, with in Police Station -Tiljala now Anandapur, Addl. District Sufr-Registration Office Sealdah presently within the limits of the Kolkata Municipal Corporation under Ward No. 108, District South 24 Parganas, as fully described in the First schedule hereto and shall also include the land and/or the New Building to be constructed wherever the countent permit.
- LAND: shall mean the land comprised in the Premises more fully and particularly described in the FIRST SCHEDULE written below.
- OWNER: shall mean Owner above named.
- DEVELOPER: shall mean the Developer above named.
- 5. PLAN'S: shall mean the plan of the new proposed building to be sanctioned and approved by the Kolkata Municipal Corporation and shall also, wherever the context permits include such plan, drawing designs, elevations, specifications as prepared by the Architects including variations / modifications therein if any.

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- NEW BUILDING: shall mean the building to be constructed on the premises by the developer, in pursuance hereof.
- ARCHITECT: shall mean such architect or firm of architects the developer may, from time to time engage as the Architects of for the new building.
- CORPORATION and/or KMC: shall mean the Kolkata Municipal
 Corporation and shall include the Kolkata Metropolitan Development
 Authority and other concerned authorities, which may recommend, approve
 and/or sanction the plan.
- COMMON PORTIONS: shall mean all the common portions and installations to comprise in the new building and the Premises after the development including, path ways, boundary walls, durwan's room, service areas etc, which is more fully and particularly described in the Third Schedule written below.
- 10. COMMON EXPENSES: shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the new building and the premises which is more fully and particularly mentioned in the FOURTH SCHEDULE written below.
- 11. COVERED AREA: shall mean the entire covered area, and shall include the plinth area of the units, including area of the bathrooms and balconies and open terraces, if any appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions PROVIDED THAT if any wall be common between 2 (Two) units, then ½ (One Half) of the area under such wall shall include in such unit.

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- 12. PROJECT: shall mean the work of development undertaken to be done by the developer of the premises, to be completed and possession of the completed units is taken over by the unit Owner.
- 13. PROPORTIONTE: with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the COVERED AREA of the units in the new building.
- 14. COMPLETE: Completion of the new building and obtaining the 'Completion Certificate' and 'Occupancy Certificate' from Kolkata Municipal Corporation.
- 15. OWNER'S ALLOCATIONS shall mean the Developer shall provide to the Owner the constructed area in the proposed new building in the following manner:
 - a. The Developer shall provide to the Owner 50% of Flat area i.e. ENTIRE SECOND FLOOR AND 1 (one) Flat on the THIRD FLOOR (Back Side).
 - b. And 50% of Car Parking Space on the GROUND FLOOR Apart from Car Parking/common area.
 - c. The Developer shall also pay the total amount of Rs.5,00,000.00 (Rupees Five Lakhs) only as Non- refundable money to the Owner to be distributed in the following manner:-
 - (i) That the Developer shall pay as Non-Refundable Amount being the sum of Rs.3,00,000.00 (Rupees Three Lakhs) only to the Owner at the time of registration of this Development Agreement and executed General Power of Attorney.

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- (ii) That the Developer shall pay as balance Non-Refundable Amount being the sum of Rs.2,00,000.00 (Rupees Two Lakhs) only to the owner after Kolkata Municipal Corporation F.A.R. Sanction Building Plan.
- (iii) The Developer will arrange all the necessary documents of the said Schedule property within 15(Fifteen) months from the date of execution and registration of this development Agreement in the name of Land owner like B.L.R.O. and S.L.R.O. mutation, Tax, Khajna, conversion, Kolkata Municipal Corporation mutation, Taxes, NOC, Assessment Book Copy K.M.C. Arrear Tax upto the date etc. and cost shall be borne by the Developer itself.
- (iv) The Developer shall complete the construction of the new building within 24(Twenty four) month from the date of sanction of building plan by the Kolkata Municipal Corporation with a grace period of 6(Six) months i.e. total of 30(Thirty) months unless prevented by the circumstances of Force Majeure described hereunder.

16. DEVELOPER'S ALLOCATIONS: shall mean the following:

- a. The remaining portion of the newly constructed area of 50% of the Flat Area i.e. ENTIRE FIRST FLOOR AND 1 (one) Flat on the THIRD FLOOR (Front Side).
- b. And 50% of Car Parking Space on the GROUND FLOOR apart from Car Parking/common area save and except Owner's Allocation.

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- UNIT: shall mean any flat, in the new building which is capable of being 17. exclusively owned, used and/or enjoyed by unit Owner.
- UNIT OWNER: shall mean any person who acquires holds and/or possess 18. any unit in the new building and shall include the Owner and the developer, for units hold by them from to time.

NOTE:

- Masculine Gender shall include the feminine gender and Vice-Versa. 1.
- Singular shall include the Plural and Vice-Versa. 2.
- The Owner has represented to the Developer as Follows: 3.
- The Owner/first party hereto is the absolute Owner, in possession of ALL 3.1 THAT the piece and parcel of land measuring about 5(Five) Cottahs be the same little more or less along with 200 Sq.ft. Tile Shed structure standing thereon under Scheme Plot No. A/59, comprised and contained in Mouza-Madurdaha, Parganas-Kalikata, J.L. No. 12, Touzi No. 2998, R.S. No. 212, appertaining to C.S. Dag No. 405, R.S. Khatian No. 184, under R.S. Dag No. 411/459, in Block -A, with in Police Station -Tiljala now Anandapur, Addl. District Sub- Registration Office Sealdah presently within the limits of the Kolkata Municipal Corporation under Ward No. 108, District South 24 Parganas.
- No persons other than the Owner have right, title and/or interest, of any 3.2 nature whatsoever, in the said Premises or any part thereof.
- The right, title and interest of the Owner in the premises are free from all 3.3 encumbrances whatsoever (Save as mentioned herein) and the Owner has a good and marketable title thereto.

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- 3.4 There are no thika tenants on the premises and the Owner has received no notice of any such claim or proceeding.
- 3.5 No part of the premises has been or is liable to be acquired under the urban ceiling and regulation) Act, 1976 and/or under any other law and no proceeding have been initiated or pending in respect thereof. The Owner has to sign all documents related in obtaining all requisite clearance and permissions from the land ceiling authorities for the development of the Premises in the manner envisaged hereunder.
- 3.6. The Premises or any part thereof is at present not affect by any acquisition, requisition or alignment of any authority or authorities under any law and/or otherwise nor any notice has been received or come to the notice of the Owner.
- 3.7 Neither the premises nor any part thereof have been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, revenue, and any other Govt. Tax or any other public demand.
- 3.8 The Owner has not in any way dealt with the Premises whereby the right, title and interest of the Owner as the Ownership, use, development thereof mortgage are or may be affected in any manner whatsoever.
- 3.9 There are no wakfs, tombs, mosques, burial grounds and/or any charge or encumbrances relating to or on the premises or any part thereof.
- 3.10 The representations of the Owner mentioned herein above are hereafter collectively called the "SAID REPRESENTATIONS" and the Owner confirms that the said representations are true and correct.

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- 3.11 Relying on the said representations the developer has agreed to develop the Premises, to complete the project, pay the moneys and do the work as and on the term hereunder.
- 4. The Developer has represented to the Owner as Follows:
- 4.1 That the Developer has sufficient funds to undertake this project and take it to completion within the time period specified in this agreement.
- 4.2 That the Developer has the manpower, resources and construction engineering experience to undertake this project and execute the construction to its completion with the time period specified in this agreement.
- 4.3 That the Developer has sufficient manpower and resources to get land mutation B.L.R.O completed in Owner's name and KMC Plan sanction and approval completed.
- 4.4 That the Developer will get the land mutation completed and KMC Plan approval completed and pay all necessary taxes using Developers own funds.
- 4.5 The Developer agrees that the 'Development Agreement' (JDA) will be registered and the Developer will pay registration fees and all other expenses towards getting the 'Development Agreement' (JDA) registered.
 - 4.6 Relying on the said representations by the Developer, the Owner has agreed to engage the Developer to develop the Premises, to complete the project and do the work as and on the term hereunder.

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NOW IT IS HEREBY AGREED AND DECLARED BETWEEN THE PARTIES HERETO as follows: -

- In consideration of the Owner having agreed to grant to the developer the
 exclusive right to develop the said premises, the developer has agreed to
 build the said proposed building at its own cost and expenses without
 calling upon to contribute any amount whatsoever for the said building from
 the Owner.
- The Owner has appointed the developer as developer of the Premises and the developer have accepted such appointment on the terms and conditions herein contained.
- 3. The Developer agrees that the Developer will enter the property only for the sole purposes of development of the property and not as a purchaser/transferee. The role of the Developer is to develop the land by the construction of flats/apartments together with common ways, infrastructure, amenities and facilities both for the owner of land as well as for the developer and his prospective buyers of flats/apartments. Not being the purchaser or a transferee of land the provisions of section 53A of the Transfer of property Act, 1982 have no application to him.
- 4. The Developer agrees to get the building plan sanctioned by KMC to construct a new building with at least ground + 3 (three) floors (minimum), with at least two flats on each floor and with 6 (six) parking spaces on the ground floor.
- The Developer agrees to procure all clearances, licenses, documents, sanctions and approvals to construct the new building including but not limited to, the land mutation B.L.R.O. completed in Owner's name and pay the Kolkata Municipal Corporation (KMC) Arrear Taxes and B.L.R.O.

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Khajna up to the date and S.L.R.O. mutation, Tax, Khajna, conversion, Kolkata Municipal Corporation mutation, NOC, Assessment Book Copy K.M.C. Arrear Tax up to the date etc. for which necessary cost shall be borne by the Developer.

- 6. The Developer hereby agrees to get the 'Building Plan' sanctioned and approved by the Kolkata Municipal Corporation (KMC) within 15(Fifteen) months of signing and registering this Joint Development Agreement and pay all necessary taxes and fees using Developer's own funds.
- 7. The Developer hereby agrees and covenant with the Owner to complete the construction of the proposed new building at its own cost and expenses and complete handover of the Owner's Allocation within 24 (Twenty Four) months from the date the 'Building Plan' was sanctioned by the Kolkata Municipal Corporation (KMC) with a grace time of 6(Six) months for a total of 30 (Thirty) months from the date of obtaining sanction for the 'Building Plan' of the building from KMC.
- 8. The Developer hereby agrees to procure 'Completion Certificate' and 'Occupancy Certificate' from Kolkata Municipal Corporation (KMC) within the 30 (Thirty) months from the date of obtaining the sanction for the 'Building Plan' from KMC and provide it to the Owner. Until the Developer furnishes these certificates, the new building under construction will be considered 'incomplete'.
- 9. The Developer agrees that the legal and financial liability of faulty construction resides solely with the Developer. Developer is required by law to construct the building in accordance with the approved plan and specification. The Developer will be solely responsible for any claims made by purchasers of flats/apartments regarding faulty construction, breach of warranty and implied warranty, negligence, intentionally misrepresented

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- 10. The Developer, on completion of the new building and obtaining the 'Completion Certificate' and 'Occupancy Certificate' from Kolkata Municipal Corporation, shall put the Owner in undisputed possession of the Owner's allocation together with rights in common facilities and in the said new building.
- 11. The Developer agrees and covenant with the Owner that the Owner shall be entitled to transfer or otherwise deal with the Owner's allocations in the said new building in any way the Owner chooses.
- 12. The Developer agrees and covenant with the Owner that in the case of delay in completion of the new building beyond 30(Thirty) months from the date of obtaining the sanctioned plan of the building, without prejudice to any other rights of the Owner, a damage of Rs. 1,000/- per day shall be payable by the Developer to the Owner on the 1st of every month for the entire period of the delay until the new building is complete and the Developer puts the Owner in undisputed possession of the Owner's allocation together with rights in common facilities and in the said new building.
- 13. Simultaneously with the execution of these presents the owner shall execute a specific General Power of Attorney in favour in respect of selling the said Flat and Car parking Space in the said newly building to the and any intending purchaser or purchasers and also for entering into Agreement for sale with the intending purchaser and taking Advance amount in respect of the Developer's Allocation and to negotiate with the intending purchaser or

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purchasers and to settle the price of any units required to be sold and to receive booking and consideration money of the Developer may deem fit and proper, provided of course, and sign represent and submit and execute admit before any Registrar, Sub- Registrar, Additional District Sub-Registrar, District Sub Registrar, Registrar of Assurances, Kolkata and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Developer. The Developer shall from the owner immediately after every agreement for sale for the Developer Allocation only as and when it happens.

- 14. The owner agrees that the Developer shall be entitled to the developer's allocations in the new building after delivering the possession of the Owner's allocations to the Owner.
- 15. The Owner shall from time to time execute deeds of conveyances in favour of the Developer or his/its nominees as be required by the Developer only in order to make progress in the construction of the new building, provided however that all such acts, deeds matters and things do not in any way infringe the rights of the Owner and/or against the spirit of these presents. The Developer also agrees that the costs of such conveyance or conveyances including but not limited to stamp duty and registration costs shall be exclusively borne by the Developer or its nominees as the case may be.
- The owner agrees that the Developer has the right to appoint any Architect of Developer's choice.
- 17. The Developer and the Owner agrees that they will jointly choose the quality and type of materials to be used in the new building after considering recommendations made by the Architect.

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18. The Developer at its own cost and expenses shall install and erect pump underground water storage tanks overhead reservoirs, electrical lines from the CESC Ltd. And other facilities in the said new building as are required to be provided in a residential building.

COMMON FACILITIES

- The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the existing building accruing due as and from the date of signing of this Joint Development Agreement with the Owner.
- II. As soon as the building is completed, i.e. within maximum of 30(Thirty) from the date of sanction of 'Building Plan' by the Kolkata Municipal Corporation, the developer shall obtain 'Completion Certificate' and 'Occupancy Certificate' from the Kolkata Municipal Corporation and shall intimate the Owner in writing to take delivery of the Owner's allocations in the said new building. The Owner's allocations in the said new building shall be according to the specifications and schedule hereunder. The rates and taxes to be paid in respect of the respective allotments in the New Building shall be paid by the parties in proportion of their respective allotments in the said new building. The developer shall however be responsible for any defective materials or any defect of manufacture and/or deviation from plan.
- III. The Owner and the developer shall punctually and regularly pay and bear respective rates and taxes for their respective allocations to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer.

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- IV. As and from the date of delivery of possession of the Owner's allocations, the Owner shall also responsible to bear and shall forthwith pay on demand to the Developer the proportionate service charges for the common facilities in the new building payable in respect of the Owner's allocation such charges are to include proportionate share of lights, sanitation or maintenance, occasional repair and renewal charges, charges for bill collection and management of the common facilities etc. together with other co-Owners of flats of the building.
- V. The Owner shall not intentionally do any act, deed or thing whereby the developer shall be prevented from proceeding with construction of the said project.

COMMON RESTRICTIONS:

- I. The Owner allocation in the building shall be subject to the same restriction and usages as applicable in the building intended for common benefits of all occupiers of the building, which shall include the following:
- II. Neither party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use other than the residential use thereof or for any purpose which may cause any nuisance or hazard to the other occupier of the building.
- III. Neither party shall demolish fix nor permit demolition of any wall or other structure in their respective allocations or any portions thereof or make any structural alternations therein without the provisions and consent of the other in that behalf and maintaining Kolkata Municipal Corporation Rules.

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- Neither party shall transfer or permit transfer of their respective allocations or any portions thereof unless.
 - a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.
 - b) The proposed transferees shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions herein and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his/her possession.
- V. Both parties shall abide by all laws, by laws, rules and regulations of the Government, Statutory Bodies and or bodies as the case may be and shall attend to answer and be responsible for any deviation and/or of any of the said laws, bye-laws, rules and regulations.
- VI. Both parties and their nominees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the building in good working conditions and repairs and in particular not to cause any damages to the building or any other space or portion therein and shall keep the other occupiers of the building indemnified from and against the consequence of any breach.
- VII. The Owner shall permit the developer and its men, agents and servants with or without materials and others at all reasonable times to enter upon the Owner allocations and/or every part thereof for the purpose of maintenance and repairing and maintaining, rebuilding, cleaning, lighting and keeping in

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order and good conditions any common facilities and/or for the purpose of maintenance.

OWNER'S OBLIGATIONS:

- I. The Owner doth hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the said building at the said premises so far as the construction of work is done strictly in accordance with the K.M.C sanctioned building plan and specification, though the owner's Engineer may time to time inspect the building construction work of the said premises.
- II. The Owner hereby agree and covenant with the developer not to let out, grant, lease, mortgage and/or charge any portions of Developer's share without the consent in writing from the developer during the period of construction. The Developer agrees and covenant with the owner that the Owner has the full right and authority to let out, grant, lease, mortgage and/or charge any portions of Owner's share in the said New Building.
- III. Simultaneously with the execution of these presents the Owner shall execute a Power of Attorney in favour of the said Developer.
- IV. That the owner shall hand over all the Original document or documents of the Schedule property to the Developer at the time of signing of this Agreement which shall remain in the custody of the Developer up to 30(Thirty) months from the date of sanction of Building Plan by the Kolkata Municipal Corporation.
- V. That the Owner shall produce all the original title deeds as and when required and extend all co-operation to the Developer and sign papers, confirmation and / or other authorization as may be reasonably required by

the Developer from time to time for the project at the costs and expenses of the Developer.

- That in the event of any Third Party claim in the Schedule property if VI. defected and arise in future the owner shall be fully responsible to meet up the same from Owner's Allocation only, if the Thirty party claim is substantiated with valid documentations and proven in a court of law.
- VII. That the Owner shall have no right to cancel and/or revoke this Joint Development Agreement without the consent of the Developer herein, unless the Developer fails to comply, execute and abide by any of the clauses in this Joint Development Agreement.
- VIII. The Owner shall be fully responsible to make the Schedule property free from all encumbrances.

DEVELOPER OBLIGATIONS:

- I. The developer hereby agrees and covenant with the Owner to complete and handover the construction of the proposed building within a period of 30(Thirty) months from the date of sanction of Building Plan by the Kolkata Municipal Corporation.
- The Developer shall not be entitled to transfer and /or assign the benefits of II. this agreement or any portions hereof before delivering complete peaceful vacant possession of the Owner's Allocation to the Owner.
- If the Developer fails to comply and abide by any of the clauses in this III. Development Agreement, the Owner has the full rights to cancel and/or revoke this joint Development Agreement and the Developer agrees to immediately vacate the property and give vacant and peaceful possession of the property back to the Owner.

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- IV. The developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building and the materials used for construction.
- V. The developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner is prevented from enjoying selling assigning and/or disposing any of the Owner allocation in the building at the said Premises.
- VI. The Developer must immediately handover all the relevant documents i.e. the sanction plan, Tax receipt and all other relative documents of the property to the association of building after completion of sale of the Developer's Allocation executed between the purchaser and the Owner with the Developer being a party to the sale.

OWNER'S INDEMNIFY

The Owner hereby undertake that the developer shall be entitled the Developer's allocated space without any interference or disturbances provided the developer performs and fulfills all the terms and conditions in this Joint Development Agreement and/or on the part of the Developer to be observed and performed.

DEVELOPER'S INDEMNITY:

The Developer hereby undertake to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developers actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

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MISCELLANEOUS:

- The Owner and the Developer have entered into the agreement purely as a I. contract and nothing contained shall be deemed to construe as partnership between the Owner and the Developer.
- The Owner shall not be liable in any Income Tax, or any other taxes II. whether in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against, suits, proceeding costs, charges and expenses in respect thereof.
- Any notice required to be given by the Developer shall without prejudice to III. any other mode of service available shall be deemed to have been served on the Owner if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledged due and shall likewise be deemed to have been served on the Developer by the Owner if delivered by hand or sent by prepaid registered post to the office of the Developer.
- The developer and the Owner shall mutually frame a scheme for IV. management and administration of the said building and/or common parts thereof. The Owner hereby agrees to abide by all to rules and regulations to be framed by the society/ association/ building organization and/or other organization who will be in charge of such management and hereby gives his consent to abide by such rules and regulations.
- The name of the building shall be given and/or assigned jointly by the ٧. Owner and the Developer nothing in those presents shall be construed as demise or assignment or conveyance in law of the said Premises or any part thereof to the developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive license in favour of the Developer to develop the same in terms of these presents.

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- VI. As and from the date of completion of the building the Developer and/or their transferees and the Owner and/or his transferees shall be responsible on account of the ground rent and wealth tax and other taxes payable in respect of their respective spaces.
- VII. The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the Schedule hereunder written.
- VIII. It is hereby made clear that the construction of the building at the said premises must be done in accordance with the sanctioned building plan.
- In the event of any willful act on the part of the Developer and committing any breach of the obligations or covenants contained herein and/or causing delay in completion of the construction of the said new building, the Developer shall be liable to pay damages to the Owner as be determined by the Arbitrators and this Joint Development Agreement will stand revoked and cancelled.

FORCE MAJEURE:

- I. Delay of the project due to "Force Majeure", or reasons which are beyond the control of the Developer including act of God (such as floods, earthquakes, drought, tidal waves and fire), war, invasion, act of foreign enemies, rebellion, revolution, insurrection, or military or usurped power, or civil war, acts or threats of terrorism will not be considered as a breach of contract.
- II. If the Developer is prevented from carrying out its obligations hereunder shall give notice to the Owner of the premises of an event of Force Majeure

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Arint Ranuman Partner upon it being foreseen by, or becoming known to, the affected Party. That the delay is being caused by 'Force Majeure' must be agreed to by both the parties and only then the Developer will be entitled to and extension which will be added as an addendum to this agreement and signed and notarized by both the parties.

If any Event of Force Majeure occurs and its effect continues for a period of one hundred and eighty (180) days, either the Developer or the owner may give to the other a notice of termination. If at the end of the Thirty (30) days period after the notice of termination was issued, the effect of the Force Majeure continues, the Contract shall terminate.

ARBITRATION

- Save and except what has been specifically stated hereunder all disputes and differences between the parties hereto arising out of the meaning construction or import of this agreement shall be adjudicated by reference to arbitration of two arbitrators, each of such arbitrators shall be appointed by either party who shall jointly appoint an umpire for reference and the award shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act, 1996 and its statutory modification and/or reenactments thereof from time to time.
- II. Notwithstanding the arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by one party against the other shall remain unaffected.

JURISDICTION:

The Court of Alipore shall have the jurisdiction to entertain and determine between the parties hereto.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land measuring about 5(Five) Cottahs be the same little more or less alongwith 200 Sq.ft. Tile Shed structure standing thereon under Scheme Plot No. A/59, comprised and contained in Mouza-Madurdaha, Parganas- Kalikata, J.L. No. 12, Touzi No. 2998, R.S. No. 212, appertaining to C.S. Dag No. 405, R.S. Khatian No. 184, under R.S. Dag No. 411/459, in Block –A, with in Police Station –Tiljala now Anandapur, Addl. District Sub- Registration Office Sealdah presently within the limits of the Kolkata Municipal Corporation under Ward No. 108, District South 24 Parganas, (Property is Unassessed, Zone: Not adjacent E.M. Bye Pass- Hossainpur/Madurdaha) together with all easement and other rights thereto which is butted and bounded that is to say:

ON THE NORTH: 16'ft wide Road;

ON THE SOUTH : Premises No. 392, Hossenpur;
ON THE EAST : Premises No.1412, Madurdaha

ON THE WEST : Plot of Monoj Sengupta.

THE SECOND SCHEDULE ABOVE REFERRED TO (OWNER'S ALLOCATION'S)

OWNER'S ALLOCATION'S shall mean the Developer shall provide to the Owner the constructed area in the proposed new building in the following manner:-

- a. The Developer shall provide to the Owner 50% of Flat area i.e. ENTIRE SECOND FLOOR AND 1 (one) Flat on the THIRD FLOOR (Back Side).
- And 50% of Car Parking Space on the GROUND FLOOR Apart from Car Parking/common area.
- c. The Developer shall also pay the total amount of Rs.5,00,000.00 (Rupees Five Lakhs) only as Forfeited/ non- refundable money to the Owner to be distributed in the following manner:-

"SEVA- VIRAAJ"

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Partner

- (i) That the Developer shall pay as Forfeited Amount being the sum of Rs.3,00,000.00 (Rupees Three Lakhs) only to the Owner at the time of registration of this Development Agreement and executed General Power of Attorney.
- (ii) That the Developer shall pay as balance Forfeited Amount being the sum of Rs.2,00,000.00 (Rupees Two Lakhs) only to the owner after Kolkata Municipal Corporation F.A.R. Sanction Building Plan.
- (iii) The Developer will arrange all the necessary documents of the said Schedule property within 15(Fifteen) months from the date of execution and registration of this development Agreement in the name of Land owner like B.L.R.O. and S.L.R.O. mutation, Tax, Khajna, conversion, Kolkata Municipal Corporation mutation, Taxes, NOC, Assessment Book Copy K.M.C. Arrear Tax upto the date etc. and cost shall be borne by the Developer itself.
- (iv) The Developer shall complete the construction of the new building within 24(Twenty Four) months from the date of sanction of Building Plan by the Kolkata Municipal Corporation with a grace time 6(Six) months i.e. total 30 (Thirty) month unless prevented by the circumstances of Force Majeure described hereunder.

THE THIRD SCHEDULE ABOVE REFERRED TO: (DEVELOPER'S ALLOCATION'S)

DEVELOPER'S ALLOCATION'S: shall mean the following:

- a. The remaining portion of the newly constructed area of 50% of the Flat Area i.e. <u>ENTIRE FIRST FLOOR</u> AND 1 (one) Flat on the THIRD FLOOR (Front Side).
- And 50% of Car Parking Space on the <u>GROUND FLOOR</u> apart from Car Parking/common area save and except Owner's Allocation.

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Agint Barenin Partner

THE FOURTH SCHEDULE ABOVE REFERRED TO:

General Specification of Building Construction

 A. General The building shall be of RCC framed structure as per design of the Architect.

B. Brick Wall All exterior brick wall shall be 8"/10" thick with bricks of approved quality in cement sand Mortar (1:6). All partitions shall be 3"" thick with brick of approved quality in cement Sand mortar (1:4).

Flooring, All rooms and Drawing/Dining and Verandah are laid with Skirting & 2 x 2 Vitrified Tiles of good quality and to skirting upto Dado 4" height.

ii) Kitchen will have tiles in upto 3' -0" ft. height above kitchen platform.

iii) In toilets Tiles Flooring/ with Glazed Tiles shall be provided of 7' height.

D. Interior Cement sand plaster (1:6) will be provided on the walls finishing and surface over which P.O.P. will be applied (Total inside ceiling parish finish). The ceiling will be cement sand plastered 1:4 with P.O.P. finish.

E. Exterior Cement Sand (1:6) plaster will be provided on the walls finishes surface over which decorative weather coat paints will be Plastering applied.

walls Chajjas

F. Door a) Wood doorframe, Main Door good quality ply 32mm with Lamination pasting on front side.

b) Flush Door.

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etc.

C.

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- c) 8" long aluminum Tower bolt from inside.
- d) Telescopic peephole (Main door at flat entrance).
- e) Toilet doors: Flush Door.
- f) Mortise locks for flat entrance door only.
- G. Windows
- a) Aluminum windows (casement/sliding) with clear glass inserts and matching fixtures.
- b) All windows shall be provided with integrated M.S. grills with enamel paints.
- H. Toilets
- a) Western Commode of reputed brand.
- b) Shower.
- c) 22" X 16" wash hand basin (white glazed).
- d) One brass Tap with faucet.
- I. Kitchen
- a) Work top cooking platform (Top of the Cooking Platform 3'-0" height Glazed tiles).
- b) SS sink size 18" x 22".
- c) One tap reputed brand.
- J. Stair Case
- a) Flooring: Marble floor and skirting of 4" high.
- b) Handrail: Handrails are made of 5.5 mm x 19mm as per design and brick wall with cement sand plaster (1:6).
- c) Stair case room will be provided with M.S. windows for light and ventilation as per design.
- d) Suitable rain water pipe for proper drainage of water from roof (PVC).
- K. Water Supply

Overhead Masonry Reservoir will be provided as per K.M.C. sanction plan with suitable electric motor pump will be installed on Ground Floor to deliver water to overhead tank from ground reservoir connected to Municipal Water supply through K.M.C. connection.

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L. Electrical Installation

- a) Separate wiring and separate Meter (at the own cost of the Flat owners) for each flat.
- b) Total concealed wiring in all rooms.
- c) Two light points, one fan points and I(one) 15 Amp plug point in drawing and living space with I(one) T.V. Point I(one) A.C. point in Master bed room only.
- d) One Fan point, two light points and one plug point in bedrooms.
- e) One light point and one plug point in Kitchen (one exhaust fan point), Mixi Microwave oven Power point, Aqua-guard point.
- f) One light points each 1 toilet (one geyser point), Exhaust Fan.
- d) One light point in each floor in stair case room.
- h) Separate Electric meter for common areas and facilities (cost will be paid by the Developer)
- i) Concealed telephone points in living room and each bedroom.

M. Compound

Grill gate as per design will be provided in suitable place.

N. Lift

4 passengers Lift of reputed make.

O. Extra work

Any deviation from the above specification shall be treated as extra work and the Owner/Purchasers shall bear the cost involved therefore, as per the demand of the Developer, if at all possible and permissible.

Aditi Friswas.

Asint Barcinum Partner

Partner

IN WITNESS WHEREOF the parties put their respective hands and seals on the day, month and year first above written.

SIGNED AND SEALED AND DELIVERED

by the **OWNER** at Kolkata in the presence of: -

1. Partha Portini B

SIGNED AND SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata in

the presence of:-

1. Penker film bon

1. Penter film SEV.
Admint Banamin
Partner

2. Kaleinelser Possellon

(DEVELOPER)

Aditi Riswas.

(OWNER)

Drafted by me: K. f. Mer

Advocate,

High Court, Calcutta,

Kolkata - 700001.

WB 632/75

RECEIVED from within named Developer the within mentioned sumbeing NON REFUNDABLE AMOUNT sum of Rs.3,00,000.00 (Rupees Three Lakhs) only as per memo below:

Rs. 3,00,000,00 Rs. 3,00,000,00

(Rupees Three Lakhs) only.

-MEMO-

Received by Cheque No. 000063, drawn on HDFC Bank, 179, Santoshpur Avenue, Santoshpur, Branch, Kolkata – 700 075, Dated 27.04.2018.

Rs.3,00,000.00

(Rupees Three Lakhs) only

WITNESS:

1. Parta but Bours

2. Rolein cha Porachon

(OWNER)

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS

3.1			LITTLE FINGER RIN	G FINGER MIDD	E FINGER FO	DRE FINGER	Teaut.
	Boremium	LEFT HAND					
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Austrant	Mount	RIGHT HAND				0	
	Sign	ature_\	Agint Bo	nemim			
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	Signa	ture	Aditi Poi	swan.			

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

GRN:

19-201819-022737588-1

GRN Date: 25/04/2018 12:24:39

BRN:

294754968

Payment Mode

AXIS Bank

Mobile No.

BRN Date: 25/04/2018 12:26:12

DEPOSITOR'S DETAILS

Name:

arijit banerjee

Mr Rabindra Pradh

Contact No. :

E-mail:

Address:

385 madurdaha

Applicant Name: Office Name:

Office Address:

Status of Depositor:

Purpose of payment / Remarks :

No.: 16031000115161/3/2018 (Suery Ho Jouery Year)

Online Payment

Agreement or Construction agreement

PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000115161/3/2018	Property Residue on Stamp duty	0030-02-103-003-02	20021
2	16031000115161/3/2018	Property Registration-Registration Fees	0030-03-104-001-16	5053

Total

25074

In Words:

Rupees Twenty Five Thousand Seventy Four only





भारत सरकार GOVT. OF INDIA

ADITI BISWAS

AMIYA GOBINDA CHOWDHURY

20/09/1965

Permanent Account Number

ANHPB0607L

Adili Birmas

Aditi Lismo as

आयकर विभाग

INCOME TAX DEPARTMENT

SEVA VIRAAJ



भारत सरकार GOVT OF INDIA



21/01/2014

Permanent Account Number

ACMFS8600A

20022014

Agint Barenium Partner

Partner

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं : आयकर पैन सेवा इकाई. एन एस डी एल 5 वी मंजिल, मन्नी स्टलिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मोडल कालोनी, दीप बंगला चौक के पास, पुणे – 411 016.

If this card is lost / someone's lost card is found, please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floot, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Punc – 411 016.

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

स्थाई तेखा संख्या /PERMANENT ACCOUNT NUMBER

AGGPB3896D





ARIJIT BANERJEE

पिता का नाम /FATHER'S NAME SHIBANANDA BANERJEE

जन्म तिथि /DATE OF BIRTH 19-10-1975

FRATER /SIGNATURE

Arijit Banerjee

Station

यकर आयुक्त, व.वं.111

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

Asint Banujum

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

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



Ban



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CJD1823921

পরিচয় পত্র



Elector's Name Rabindra Pradhan

निर्वाहरक्त नाम

ववीख ध्रमान

Father's Name পিতার নাম

Achintya

विष्ठि

Sex

Age as on 1.1.2001 ১.১.২००১-এ वयन

Address

Mauja-Malancha J.L.No.-137 4 No.-Kadua Ramnagar Midnapore 721453

ट्योका-मानक टक, वन, नर- >०१ ८ नर-कान्या

রামনগর মেদিনীপুর ৭২১৪৫%

Facsimile Signature Electoral Registration Officer নিৰ্বাচক নিবন্ধন আধিকারিক

For 212-Ramnagar

Assembly Constituency

২১২ - রামনগর

বিধানসভা নিৰ্বাচন ক্ষেত্ৰ

Place Midnapore

श्वान (यक्तिशेश्वत

Date 24.03.2001

जित्र २४.००.२००३

Major Information of the Deed

Deed No:	I-1603-01798/2018	Date of Registration	04/05/2018			
Query No / Year	1603-1000115161/2018	Office where deed is r	egistered			
Query Date	20/04/2018 3:48:34 PM	D.S.R III SOUTH 24-PARGANAS, District: South 24-Parganas				
Applicant Name, Address & Other Details	Rabindra Pradhan Alipore Police Court, Thana: Alipore 700027, Mobile No.: 90514468	86, Status Others	as, WEST BENGAL, PIN			
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 : 5,00,000/-]				
Set Forth value		Market Value				
		Rs. 1,00,59,998/- Registration Fee Paid				
Rs. 2/-						
Stampduty Paid(SD)						
Rs. 20,121/- (Article:48(g))		from the applicant for issuing	the assement slip.(Urbar			
Remarks	Rs. 5,053/- (Article.2, 2) Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. area)					

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone: (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur), Ward No: 108

Road	Zone: (Not	Adjacent E.	M. Bye pas	s Hossi	Area of Land	SetForth	Market	Other Details
Sch	Plot	Khatian	Land Proposed	Use	Area of Land	Value (In Rs.)	Value (In Rs.)	Width of Approach
No L1	Number	Number	Bastu		5 Katha	1/-	99,99,900	Road: 16 Ft.,
					8.25Dec	1 /-	99,99,998 /-	
	Grand	Total:			5.2000			

Structure Details:

Structu	re Details :		Setforth	Market value	Other Details
Sch	Structure	Area of Structure	Value (In Rs.)	(In Rs.)	
No	Details		1/-	60,000/-	Structure Type: Structure
S1	On Land L1	200 Sq Ft.		•	Two Boof Tuno

Gr. Floor, Area of floor: 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

 Total:	200 sq ft	1 /-	60,000 /-
Total:	200 04		

Land Lord Details :

10	Name,Address,Photo,Finger	or and orginal		
1	Name	Photo	Fringerprint	Signature
	Ms Aditi Biswas, (Alias: Ms Aditi Chowdhury) Daugther of Late Amiya Ghobinda Chowdhury Executed by: Self, Date of Execution: 04/05/2018 , Admitted by: Self, Date of Admission: 04/05/2018 ,Place : Office			Adit Lisons
		64/05/2018	64/74/2518	(44.7)4
	G C/63, Salt Lake, P.O:- Sal Bengal, India, PIN - 700106 PAN No.:: ANHPB0607L, Sta , Admitted by: Self, Date of	tus :Individual.	Executed by: Sel	ta, District:-North 24-Parganas, West Occupation: Service, Citizen of: India If, Date of Execution: 04/05/2018 Office

Developer Details :

Dev	veloper Details :
SI	Name,Address,Photo,Finger print and Signature
1	Seva Viraaj 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PiN - 700107, PAN No.:: ACMFS8600A, Status :Organization, Executed by: Representative

Representative Details:

	Name,Address,Photo,Finger	Photo	Finger Print	Signature
1	Name	FIIOLO		
Shri Arijit Banerjee (Presentant) Son of Late Sibananda Banerjee Date of Execution - 04/05/2018, Admitted by: Self, Date of Admission:			Aunt Bonum	
	Admission of Execution: Office	May 4 2010 12 13PM	LTI 64/06/2018	stes 2018 oth 24-Parganas, West Bengal, India s. Citizen of, India, , PAN No.::

2 Name	Photo	Finger Print	Signature
Shri Raaj Das Son of Late Sudhir Kumar Das Date of Execution - 04/05/2018, , Admitted by: Self, Date of Admission: 04/05/2018, Place of Admission of Execution: Office			R. Quy
	May 4 2018 12:14PM	LTI 04/05/2018	04/05/2018

75/1, Hossenpur, Madurdaha, Subhsree Apartment, P.O:- EKTP, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADGPD5530K Status: Representative, Representative of: Seva Viraaj (as partner)

Identifier Details:

Name & address			
Male, by Caste. Hilldu, Occupation. Others, Ottzer	ır, District:-Purba Midnapore, West Bengal, India, PIN - 721453, Sex n of: India, , Identifier Of Ms Aditi Biswas, Shri Arijit Banerjee, Shri		
Raaj Das Paleirehan Proclion	04/05/2018		

Transf	er of property for L	
	From	To. with area (Name-Area)
	Ms Aditi Biswas	Seva Viraaj-8.25 Dec
	fer of property for S	31
	From	To. with area (Name-Area)
	Ms Aditi Biswas	Seva Viraaj-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160301798 / 2018

On 20 04-2018

certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1.00.59,998/-

Asish Goswami DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 04-05-2018

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

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

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

Presented for registration at 11:05 hrs on 04-05-2018, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Arijit Banerjee ...

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

Execution is admitted on 04/05/2018 by Ms Aditi Biswas, Alias Ms Aditi Chowdhury, Daughter of Late Amiya Ghobinda Chowdhury, G C/63, Salt Lake, P.O: Salt Lake, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Service

Indetified by Mr Rabindra Pradhan, , , Son of Late A K Pradhan, Vill Malancha, P.O. Manikabasan, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, by caste Hindu, by profession Others

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

Execution is admitted on 04-05-2018 by Shri Arijit Banerjee, partner, Seva Viraaj, 385, Madurdaha, P.O.- EKTP, P.S.-Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Indetified by Mr Rabindra Pradhan, , , Son of Late A K Pradhan, Vill Malancha, P.O. Manikabasan, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, by caste Hindu, by profession Others

Execution is admitted on 04-05-2018 by Shri Raaj Das, partner, Seva Viraaj, 385, Madurdaha, P.O:- EKTP, P.S:-

Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Indetified by Mr Rabindra Pradhan, , , Son of Late A K Pradhan, Vill Malancha, P.O: Manikabasan, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, by caste Hindu, by profession Others

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,053/-Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2018 12:26PM with Govt. Ref. No: 192018190227375881 on 25-04-2018, Amount Rs: 5,053/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 294754968 on 25-04-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no Z780834, Amount: Rs.100/-, Date of Purchase: 24/04/2018, Vendor name:

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB -Online on 25/04/2018 12:26PM with Govt. Ref. No: 192018190227375881 on 25-04-2018, Amount Rs: 20,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 294754968 on 25-04-2018, Head of Account 0030-02-103-003-02

Braudhmy.

Rina Chaudhury

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 56320 to 56365

leing No 160301798 for the year 2018.



Digitally signed by ASISH GOSWAMI Date: 2018.05.07 15:10:09 +05:30 Reason: Digital Signing of Deed.

FM T

(Asish Goswami) 07/05/2018 15:10:04
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)