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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AR 497674

Q. No. 2000635550/2024

...ed that the document is admi-  
gistration. The Signature sheet and  
endorsement sheets attached with  
document are the part of this  
document.

*[Signature]*  
Addl. District Sub-Registrar  
Behala, South 24 Parganas

13 MAR 2024

**JOINT VENTURE AGREEMENT**

**THIS JOINT VENTURE AGREEMENT** made this the 13<sup>th</sup> day of  
March Two Thousand Twenty Four (2024)

**BETWEEN**

*Chamekala Sinha*

### Major Information of the Deed

Deed No :	I-1607-02563/2024	Date of Registration	13/03/2024
Query No / Year	1607-2000635550/2024	Office where deed is registered	
Query Date	06/03/2024 3:45:46 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE,, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 47,23,726/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pashupati Bhattacharjee Road, Road Zone : (Chanditola main road – B.L.Saha Rd.) , Premises No: 722, Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 1 Chatak 4 Sq Ft	1/-	43,48,966/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>					<b>5.0623Dec</b>	<b>1/-</b>	<b>43,48,966 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1388 Sq Ft.	1/-	3,74,760/-	Structure Type: Structure
Gr. Floor, Area of floor : 1388 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1388 sq ft</b>	<b>1 /-</b>	<b>3,74,760 /-</b>	




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt CHANCHALA SINHA</b> Wife of Late DEBABRATA SINHA Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office		 Captured	
	1303/2024		LTI 1303/2024	1303/2024
327/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx6A, Aadhaar No: 63xxxxxxxx7231, Status :Individual, Executed by: Self, Date of Execution: 13/03/2024 , Admitted by: Self, Date of Admission: 13/03/2024 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MS THE MAYUR</b> 30A, CHANDITALA BRANCH ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No. : Axxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr AMIT SEN (Presentant )</b> Son of Mr RATHINDRA NATH SEN Date of Execution - 13/03/2024 , , Admitted by: Self, Date of Admission: 13/03/2024, Place of Admission of Execution: Office		 Captured	
	Mar 13 2024 2:18PM		LTI 1303/2024	1303/2024
84, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Axxxxxx7A, Aadhaar No: 42xxxxxxxx1620 Status : Representative, Representative of : MS THE MAYUR (as PROPRITOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAIBAL AICH</b> Son of Late M K AICH 18 P T LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034		 Captured	
	13/03/2024	13/03/2024	13/03/2024
Identifier Of Smt CHANCHALA SINHA, Mr AMIT SEN			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt CHANCHALA SINHA	MS THE MAYUR-5.06229 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt CHANCHALA SINHA	MS THE MAYUR-1388.00000000 Sq Ft

**Endorsement For Deed Number : I - 160702563 / 2024**

**On 13-03-2024**

**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 13:35 hrs. on 13-03-2024, at the Office of the A.D.S.R. BEHALA by Mr AMIT SEN ,

**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 47,23,726/-

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

Execution is admitted on 13/03/2024 by Smt CHANCHALA SINHA, Wife of Late DEBABRATA SINHA, 327/3, PASHUPATI BHATTACHARJEE ROAD, P.O:- BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indebted by Mr SAIBAL AICH, ., Son of Late M K AICH, 18 P T LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

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

Execution is admitted on 13-03-2024 by Mr AMIT SEN, PROPRIETOR, MS THE MAYUR (Sole Proprietorship), 30A, CHANDITALA BRANCH ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN- 700053

Indebted by Mr SAIBAL AICH, ., Son of Late M K AICH, 18 P T LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28.00/- ( E = Rs 28.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 10:12PM with Govt. Ref. No: 192023240421070238 on 12-03-2024, Amount Rs: 28/-, Bank: SBI EPay ( SBiPay), Ref. No. 6094680046819 on 12-03-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 10227, Amount: Rs.100.00/-, Date of Purchase: 05/03/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2024 10:12PM with Govt. Ref. No: 192023240421070238 on 12-03-2024, Amount Rs: 6,970/-, Bank: SBI EPay ( SBiPay), Ref. No. 6094680046819 on 12-03-2024, Head of Account 0030-02-103-003-02



**Sourav Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 76826 to 76854

being No 160702563 for the year 2024.



*S.Chakr.*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2024.03.22 09:54:24 +05:30  
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 22/03/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

**SMT. CHANCHALA SINHA** (PAN : AYBPG7946A) (AADHAAR : 6348 6796 7231) **wife of** Late Debabrata Sinha, aged about 71 years, by Nationality - Indian, by Religion - Hindu, by occupation - House wife, residing at 327/3 Pashupati Bhattacharya Road, Kolkata - 700034, Post Office - Behala, within Police station - Behala, District - South 24-Parganas hereinafter jointly and collectively called and referred to as the "**OWNER/VENDOR**" (which term and expression unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, successors, administrators, legal representatives and assigns) the party of the **FIRST PART**.

**AND**

**MR. AMIT SEN** (PAN No. AILPM5837A), (Aadhaar No.-4298 5095 1620) son of Rathindranath Sen, by faith Hindu, by Nationality Indian, residing at 84, Pashupati Bhattacharjee Road, Post Office & Police Station- Behala, Kolkata-700034 carrying on business under the name and style of **M/S. THE MAYUR** as the sole proprietorship thereof having office at 30A, Chanditala Branch Road, Post Office - New Alipore & Police Station- Behala, Kolkata - 700053, hereinafter referred to as the "**DEVELOPER/BUILDER**", (which terms or expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, successors, executors, administrators, legal representatives and assigns) Party of the **SECOND PART**.

**WHEREAS** By one Deed of Conveyance in Bengali Language duly registered with the Office of the Joint-Sub-Registrar of Alipore at Behala and recorded in Book No. I, Volume No. 15, Pages 153 to 160, Being Deed No. 559 for the year 1963 **Sri Debabrata Sinha** alias **Sri Debabrata Singha**, **Sri Satyabrata Sinha** alias **Sri Satyabrata Singha** and **Smt. Binapani Singha** alias **Binapani Sinha** alias **Binapani Devi wife of Late Tarapada Singha** all of

*Chanchala Sinha*

them are since deceased had owned and possessed the plot of land measuring 03(Three) Cottah 01(One) Chittak 04(Four) square feet lying and situate at Mouza-Mamudpur, J.L. No. 7, R.S. No. 195, Touzi No. 411,23,26,32 R.S Khatian No. 79, LR. Khatian No.756 R.S & LR Dag No. 141 and recorded in the office of the Kolkata Municipal Corporation vide assessee no. 41-121-13-0584-1 being Premises No.722, Pasupati Bhattacharjee Road (Mailing Address 327/3, Pasupati Bhattacharjee Road) Police Station - Behala, Post Office - Behala, Kolkata-700034, within the limits of the Kolkata Municipal Corporation Ward No. 121, Dist South 24 Parganas..as fully described in the **First Schedule** hereunder written and hereinafter referred to as the "**SAID LAND**".

**AND WHEREAS** Said Debabrata Sinha was the husband of the said owner/vendor and died intestate on 12.04.2014, the said Binapani Singha alias Binapani Devi was the Mother-In-Law of the owner/vendor and died intestate on 13.03.1980, and said Satyabrata Sinha was the Brother-In-Law of the owner/vendor and died intestate on 04.01.1991.

**AND WHEREAS** one namely Smt. Chitra Sinha was the only daughter-child of Sri Tarapada Singha & Smt. Binapani Singha alias Binapani Devi both since deceased and the only sister of both said Debabrata Sinha & said Satyabrata Sinha both since deceased. The said Chitra Sinha died intestate on 20.05.2004.

**AND WHEREAS** said Debabrata Sinha and his wife Smt. Chanchala Sinha both remained childless during their entire conjugal period of their life time.

**AND WHEREAS** The said Chitra Sinha and said Satyabrata Sinha both remained unmarried during their entire lifetime.

*Chanchala Sinha*

**AND WHEREAS** said Debabrata Sinha, said Satyabrata Sinha, said Smt. Binapani Sinha alias Binapani Devi and said Chitra Sinha all of them since deceased leaving behind Smt. Chanchala Sinha only as their legal heiress and representative to the assets and properties in movable and immovable properties left by them according to the provisions of Hindu Succession Act, 1956.

**AND WHEREAS** there is /are no other legal heirs/heiress and/or any near relations of said deceased persons as aforesaid except Smt Chanchala Sinha being the only legal heiress and representative of said deceased persons as aforesaid and there is no impediment for passing of the assets and properties upon Smt Chanchala Sinha including movable and immovable properties left by said deceased persons as aforesaid according to the provisions of Hindu Succession act 1956.

**AND WHEREAS** the said Smt. Chanchala Sinha has mutated her name as legal heirs in the record of KMC and BL & LRO in respect of the said property.

**AND WHEREAS** the aforesaid Owner absolutely seized and possessed of and/or sufficiently entitled to the **Said Property** which is free from all sorts of encumbrances, attachments, liens, lispendens whatsoever.

**AND WHEREAS** the said Owner is desirous of developing the **SAID LAND** by constructing a multi storied building thereat, hereinafter referred to as the "**PROPOSED BUILDING**".

**AND WHEREAS** the Owner approached the said Developer/Builder to undertake the work for development of the Said Land by constructing a multi storied building on the Said Land, hereinafter referred to as the "**Said Project**" according to the building plan to be sanctioned by the

*Chanchala Sinha*

KMC as per the Building Rules and in accordance with the specifications as mentioned in the Fourth Schedule hereunder written by the entire cost and expenses of the Developer.

**AND WHEREAS** The Developer agreed to take up the Said proposal for **Said Project** as per the terms and conditions mentioned hereinafter.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto on the following terms and conditions as mentioned herein:

**A) THE OWNER HEREBY AGREED AND COVENANT WITH THE DEVELOPER** as follows:

- 1) That the Owner does hereby appoint and grant exclusive right, authority and power to the Developer;
  - i) To develop and construct the said Proposed Building in accordance with the building plan/s to be sanctioned by the said KMC and to sell the developer's allocation as DEVELOPER ALLOCATION described in Third Schedule hereunder written to intending purchaser/s and to construct the flats in the said Proposed Building as per the requirement of the intending purchaser/s and to facilitate the sell proceedings thereof.
  - ii) To enter into "Agreement for Sale" and to transfer or otherwise deal with or dispose of the developer's allocation described in Third Schedule hereunder written together with proportionate undivided share of land and other common facilities and amenities as specified in Fifth Schedule to the intending purchaser/s and to receive part or full consideration money from the sell proceedings in respect of developer's allocation and retain the same.
  - iii) To engage Architect/LBS for preparing and obtaining

*Charubala Sinha*

building plan from said KMC together with all other necessary papers and documents for **Said Project**.

- iv) To sign, submit, apply all the necessary documents to the appropriate authority for and on behalf of the Owner and in the name of the Owner for **Said Project**.
- v) To look after, manage, supervise, conduct and do all and every act, deed, matter and thing as and when necessary for **Said Project** as well as to sell the Flat/s of Developer's Allocation together with proportionate undivided share of land and other common facilities and amenities appertaining thereto.
- vi) To apply to all the authority concerned, Government Department and other authorities relating to the Said Project for obtaining water, electric, sewerage and other connections and other amenities and facilities.
- vii) To setup/form the Owners' Association in the proposed building after completion of construction of the said proposed building as per the Developer choice and convenience and may manage the same. The title Deed and other original documents of the said land shall be handed over to the owners' Association by the aforesaid Owner immediately after formation of the said Association. Till the formation of association all the original documents will remain in the custody of the developer.
- viii) To prepare of the building plan as per Developer's choice, criteria exclusively within the rules and regulations of the said KMC. The Developer shall arrange the same to get sanction of the building plan from the KMC within 12(twelve) months from the date of execution of the General Power of Attorney in favour of **Mr. Amit Sen**, proprietor of the said "**M/s The Mayur**".
- ix) To institute, conduct or prosecute any suit or legal

*Chanchala Sinha*

proceedings in the name of the Owner that may be found necessary.

- x) To demolish the existing old structure standing on the said land at Developer's own costs and expenses and after demolition, all kinds of materials of the said existing structure shall belong to the Developer and the Owner shall get nothing only against the same as full & final.
- xi) The Owner shall make out a clear and marketable title of the Said Property and answer all requisition of the Developer in this regard. The Developer shall bear all the necessary expenditure to obtain and to complete the formalities to get the Parcha, B.L.R.O Mutation Certificate, Khajna Receipt, name correction in KMC record, if any, etc.
- xii) The Owner shall hand over all original title deeds & documents as referred hereinbefore related to the Said Property to the developer at the time execution of this agreement and all the same will remain with developers forever or till the formation of Registered Flat owners' association.
- xiii) The Owner will allow or arrange for the Developer and/or its men, servants and agents to enter the Said Property.
- xiv) Not to cause any interference or hindrance or any act or things whereby the Developer may be prevented from selling, assigning and/or disposing of the Developer's Allocation in the said **PROPOSED BUILDING** on the said land as stated hereinbefore.
- xv) The said Owner will positively give vacant possession of the said property to the Developer within 1(one) month from the date of this agreement.
- xvi) The said Owner shall empower and authorize by the Registered Power of Attorney in favour of the Developer to execute and complete the said proposed building and to sell

*Chanchala Sinha*

or any kind of transfer of the flats, car parking spaces of the Developer's allocation fully described in the THIRD SCHEDULE hereunder written together with proportionate roof right, undivided proportionate right and share of the said land and proportionate share in common areas utilities and all the common facilities through registered deeds of conveyances and to enter into sale agreement, to advertise through any media, to execute any document, declaration or affidavit for the interest of the said proposed building to appoint different type of professional men, to appoint advocate, to receive advance or part payment or full consideration money for and in respect of the Developer's Allocation, and for all such purposes as may be required. Owner shall execute and register the General Power of Attorney in favour of developer and the said Power shall remain in force till the completion of registration of the entire Developer allocation and of the said proposed building in favour of the intending purchasers. If the Developer wants to retain any flat, car parking or portion of the flat/building of the Developer's allocation for his own use he has liberty to do the same through proper legal process as applicable.

- xvii) In the absence of the Owner (due to death or otherwise) during the subsistence of this Agreement, the legal heirs of the Owner shall be bound by this Joint Venture Agreement and sign, execute and produce all or any papers and/or documents without any hindrances as asked for and found necessary by the Developer for completion of the said proposed building as well as said sale proceedings. The legal heirs of the Owner shall in no case can change any clauses as stated in this agreement. Moreover, they would not be able to claim any additional benefit other than those stated herein and they would be bound to execute further Power of

*Chanchala Borkha*

Attorney in favour of Developer as may be required otherwise the said property shall be treated as charged under the said developer. In that case the developer shall handover the owners' allocation including flat and money along with all other facilities as stated in this Agreement in favour of the legal heirs of the owner, without any hesitation.

- xviii) The name of the building/Project shall be decided exclusively by Developer only.

**B. THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNER** as follows:

- i. To get maximum F.A.R from the said KMC as per Building Rules and the Developer will bear the entire cost of the said proposed building in all respect.
- ii. To complete the said project within 24 (twenty four) months from the date of sanction of the building plan or date of taking over possession of the said property whichever is later save and except any force majeure and the other statutory obligation to be completed as sated hereinbefore in recital portion of this agreement and in that cases the Developer shall have liberty to extend the time as per his requirement with the help of owner's concern. Owner shall be bound to give the consent for the same in case of any force measure or natural statutory obligation.
- iii. That upon completion of the new building the developer will handover the Owner's allocation as described in Second Schedule hereunder written in the new building to the Owner in full furnished as per specification described in Fourth Schedule hereunder written and complete residential condition with water and electricity.
- iv. During contractual period if any labour problems, financial, political or any kind of problem arise in that case the developer will solve the same at his own cost and

*Chanchala Sinha*

responsibility and the Owner shall give written consent if be required in such cases.

- v. In the event of demise of the Developer during the stipulated period the legal heirs of the Developer shall remain liable to abide by the terms and conditions of this Agreement.
- C. **Rates, taxes and utilities:** All rates, taxes and/or outgoings in respect of the Said Property shall be borne and paid in the manner following:
- a. **Owner:** By the Owner up to the date of execution of this Agreement and after the dates of taking over the possession of owner's allocation in the said proposed building.
  - b. **Developer:** By the Developer from the date of execution hereof till handing over of the Saleable Areas in respect of the Developers allocation in the said proposed building to the intending purchasers.
  - c. **Transferees:** By the transferees of the saleable Areas in the said proposed building from the respective dates of offering possession to them and for this purpose, the Developer will be deemed to be a Transferee for the unsold Saleable Areas of developer's allocation.
- D. **JURISDICTION:** All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Kolkata.
- E. **INSURANCE :** Take out insurances that may be available for the Project and as necessary if developer may think fit for project only.
- F. **CONSTRUCTION LOAN:** The Developer may obtain construction loan for the Said Project but in doing so, it shall in no manner whatsoever encumber or create any charge in respect of the Said Land/Title/Property.

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- G. **FORCE MAJEURE:** Force Majeure shall mean any act of God including without limitation flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.
- H. **OWNERS' DEFAULT:** In case the Owner becomes unable to fulfil any of her Obligations or in case any liability or encumbrance is found relating to the said property and the Owner fail to remove the same within 30 days from receiving notice from the Developer to do so (force majeure conditions exempted) then the Developer at its discretion may incur the cost of removing such liability or encumbrance, as the case may be. In such an event, the Owner shall forthwith reimburse the costs so incurred by the Developer.
- I. **DEVELOPER'S DEFAULT:** If the Developer fails to execute the Said Completion within the Completion Date in spite of the Owner fulfilling all their Obligations and no other liability or encumbrance being found in respect of the Said Property (force majeure conditions exempted) then, the Owner shall be entitled to Rs.5,000/- (Rupees Five thousand) per month as compensation till the completion of the said project.
- J) **NO PARTNERSHIP:** This Agreement for all purposes whatsoever shall be deemed to be between two principals and not a partnership or a venture by an association of parties.
- K) This agreement should be registered.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land and Building)**

**ALL THAT** piece and parcel of land measuring about 03(Three) Cottah 01(One) Chittak 04(Four) square feet more or less together with dilapidated structure standing thereon measuring about an

*Chanchala Saha*

area of 1388 square feet lying and situate at Mouza-Mamudpur, J.L. No. 7, R.S. No. 195, Touzi No. 411,23,26,32 R.S Khatian No. 79, LR. Khatian No.756 R.S & LR Dag No. 141 and recorded in the office of the Kolkata Municipal Corporation vide assessee no. 41-121-13-0584-1 being Premises No.722, Pasupati Bhattacharjee Road (Mailing Address 327/3, Pasupati Bhattacharjee Road) Police Station - Behala, Post Office - Behala, Kolkata-700034, within the limits of the Kolkata Municipal Corporation Ward No. 121, District of South 24 Parganas, butted and bounded as follows:-

- ON THE NORTH BY** : 30 Feet Wide Pasupati Bhattacharjee Rd.  
**ON THE SOUTH BY** : Premises No: 327/7 P.B Road Kol-34  
**ON THE EAST BY** : 17 Feet Wide Pasupati Bhattacharjee Rd.  
**ON THE WEST BY** : Premises No. : 4, P.B Road Kol-34

**(ROAD ZONE : PASUPATI BHATTACHARJEE ROAD)**

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

*OWNERS' ALLOCATION shall mean -*

- 1) **An amount Rs. 2,00,000/- (Rupees Two Lakh)** only in two parts as follows :
  - a. Rs. 1,00,000/- (Rupees One lakh) only to be paid within 07(Seven) Days from the date of execution of this Agreement.
  - b. Rest Rs. 1,00,000/- (Rupees One lakh) only to be paid exclusively to the owner after sanction of the proposed building plan to be prepared and sanctioned after execution of this agreement.
- 2) To be allocated and handed over total **3 (three) nos. residential self-contained 2BHK FLATS** to the said owner only according to the sanctioned building plan to be sanctioned from Kolkata Municipal Corporation in the following manner :

*Chanchala Sinha*

- a. **02 (Two) nos. flats on entire (First) floor** in the said proposed multistoried building including staircase and lift area to the said owner only according to the sanctioned building plan to be sanctioned from Kolkata Municipal Corporation.
  - b. **1(One) no. Flat at 3<sup>rd</sup> Floor West Side** admeasuring about 50% (Fifty Percent) more or less Covered area of the entire 3<sup>rd</sup> floor sanctioned covered area only including staircase and lift area to the said owner only according to the sanctioned building plan to be sanctioned from Kolkata Municipal Corporation
- 3) To be allocated and handed over **2(Two) nos. SHOP space** exclusively to the said owner only in the ground floor as and where available according to the sanctioned building plan to be sanctioned from Kolkata Municipal Corporation.

All of above together with proportionate right and share of the said land and proportionate share in common areas utilities and all the common facilities of the premises no.722, Pashupati Bhattacharjee Road within the local limits of the Kolkata Municipal Corporation S. S. Unit, Ward No.121, Borough-XIII, being Assessee No. 411211305841 (Postal Address : 327/3, Pashupati Bhattacharjee Road, Kolkata = 700034) in the District of South 24 Pgs.

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

Developer's Allocation shall mean the entire spaces, flats, floor, car parking spaces including every piece & parcel of the proposed building save & except entire Owner's Allocation as mentioned in the second schedule in the proposed multi storied building together with proportionate right and share of the said land and proportionate share in common areas utilities and all the common facilities of the premises no. 722, Pashupati

*Chandhala Sinha*

Bhattacharjee Road within the local limits of the Kolkata Municipal Corporation S. S. Unit, Ward No.121, Borough-XIII, being Assessee No. 411211305841 (Postal Address : 327/3, Pashupati Bhattacharjee Road, Kolkata = 700034) in the District of South 24 Pgs.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(Specification of the flats and amenities)**

1. The name of the building shall be "\_\_\_\_\_".
2. Outside wall, MS Grill of window, Gates, Boundary wall etc will be painted with Good quality weather coat paints.
3. **STRUCTURE:** Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-Beam as per structure design approved by the competent authority, outside brick wall 200 mm thickness, inside partition 125 mm and 75mm as per Engineer's direction. One loft will be constructed above & over a height of 7 (seven) feet of the attached toilet in the said flat
4. **FLOORING :** All bed rooms, dining-cum-living, balconies ,kitchen and toilets shall be finished by Standard type of Marble/Tiles/Vitrified Tiles with 4" skirting height.
5. **DADO:** The toilet Dado up to 6 feet height with wall tiles.
6. **KITCHEN:**  
Kitchen will be finished with the Granite stone cooking platform and sink and the wall adjacent to the cooking platform will be finished with glaze tiles upto a height of 2½ feet above the cooking platform. Good quality branded Faucets will be fitted as & where necessary.
7. **TOILET:** All toilets will be fitted with western Type commode with P.V.C. cistern and basin, faucets, shower etc. of good quality brand as & where necessary.
8. **WINDOW:** All window will be fitted with aluminium frame and shutter with glass with outside M.S. Grills.

*Chanchala Sinha*

9. **DOORS & FRAME:** All doors will be Good branded Quality Flush door and frame will be of SAL Wood. Door Skin will be provided only on Front side of the main flash door.
10. **KMC WATER SUPPLY:** Water as per the Kolkata Municipal Corporation authority.
11. **PLUMBING :** All pipelines inside of the Flat will be concealed. Out site pipe line, pit connection etc will be made with good quality branded materials
12. **ELECTRIC:** Fully concealed wiring including modular switches, board and electric point will be done as follows :
- |                  |  |
|------------------|--|
| <b>Bedroom</b>   | 2nos. Light point, 1no. Fan Point, 1no. 5amp plug point, 1 no. Regulator, 1 no. AC Point including wiring with good branded quality wire, switches etc.                          |
| <b>Dining</b>    | 2nos. Light point, 2nos. Fan Point, 2nos. 5amp plug point, 2 nos. Regulator, 1 no. AC Point including wiring with good branded quality wire, switches etc.                       |
| <b>Kitchen</b>   | 2nos. Light point, 1no. 5amp plug point, 2nos. 15amp plug point, 1 no. Exhaust Fan point including wiring with good branded quality wire, switches etc. 1 no. Water Filter Point |
| <b>Toilet</b>    | 2nos. Light point, 1no. 15amp plug point, including wiring with good branded quality wire, switches etc.   |
| <b>Balcony</b>   | 1no. Light point, 1no. 5amp plug point,  |
| <b>Cable TV</b>  | 1 no. point  |
| <b>Main Line</b> | 6 sqmm cable will be used from CESC meter to FLAT  |
| <b>MCB</b>       | <b>As required branded</b>   |

*Chandela Sinha*

**Gate** Main Gate

1 no. washing machine connection

**ELECTRIFICATIONS & WATER SUPPLY FOR COMMON PURPOSE :**

Electrical Meter (Common): The Developer will arrange for the electrical meter from CESC for common services at his own cost.

Electrical Meter (Individual): The Developer will arrange for the electrical meter from CESC for the flats Owner including the meters of the Owners, the costs and expenses of which will be borne by all the said Owners.

- 13. INSIDE WALL:** Inside wall will be finished with plaster and Good quality putty.
- 14.** Any extra work apart from the above-mentioned specification shall be borne by the owner.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS AND FACILITIES)**

1. Staircase/Lift if installed leading to all the floors as per Building Plan.
2. Common passages and lobbies in the ground floor excepting specific car parking spaces etc or as per drawing approved by Kolkata Municipal Corporation.
3. Entrance, lobby, electric room, pump room, roof (Top Most).
4. Water source, water pump, water reservoir, pipes, water tank and all other common plumbing installations.
5. Electrical wiring and fittings in common areas and common meter.
6. Drainage and sewerage in common areas.
7. Boundary wall and the main gate.
8. Septic tank.
9. Such all other equipment, installations, fixtures, fittings, and spaces of the common areas in or about the said building.

*Chanchala Sinha*

**IN WITNESS WHEREOF** the parties have hereunto set and subscribed their respective hand and seals on this the day, month and year first above written.

**EXECUTED SIGNED SEALED AND DELIVERED** at Kolkata In the presence of:

1. *Skyamal Ghosh*  
11/46 Bejaygarh  
KOL-32.

2. *Bipin Kumar Sharma*  
176/1, R.B. Road Kol-34

*Chanchala Sinha*

**SIGNATURE OF THE OWNER  
(PARTY OF THE FIRST PART)**

M/S THE MAYUR












*[Signature]*  
Proprietor

**SIGNATURE OF THE DEVELOPER  
(PARTY OF THE SECOND PART)**

**Drafted by me:**

*Bimal Ch. Lahiri*

**BIMAL CH. LAHIRI, M.A., LL.B.**  
Advocate  
All India Judges Court  
Kolkata-700 027  
Enrollment No.- WB/298/82

		THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME CHANCHAL SINHA SIGNATURE Chanchal Sinha

		THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME AMIT SEN SIGNATURE Amit Sen

		THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_

Vamshy



2000635550

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2000635550/2024	Office where deed will be registered
Query Date	06/03/2024 3:45:46 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE., Thana : Bahala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status : Solicitor firm	
Transaction	Additional Transaction	
{0110} Sale, Development Agreement or Construction agreement	{4308} Agreement [No of Agreement : 2], {4310} Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 47,23,726/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bahala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pashupati Bhatlacharjee Road, Road Zone : (Chanditola main road -- B.L.Saha Rd.) , Premises No: 722, , Ward No: 121, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	3 Katha 1 Chatak 4 Sq Ft	1/-	43,48,966/-	Width of Approach Road: 30 Ft.,
Grand Total :				5.0623Dec	1 /-	43,48,966 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1388 Sq Ft.	1/-	3,74,760/-	Structure Type: Structure
Gr: Floor, Area of floor : 1388 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1388 sq ft	1 /-	3,74,760 /-	



**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Smt CHANCHALA SINHA Wife of Late DEBABRATA SINHA,327/3, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AYxxxxxx6A, Aadhaar No.: 63xxxxxxxx7231, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	MS THE MAYUR ( Sole Proprietoship ) .30A, CHANDITALA BRANCH ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 PAN No. Axxxxxx7A, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr AMIT SEN Son of Mr RATHINDRA NATH SEN84, PASHUPATI BHATTACHARJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Axxxxxx7A, Aadhaar No.: 42xxxxxxxx1620	MS THE MAYUR (as PROPRIETOR)

**Identifier Details :**

Name & address
Mr SAIBAL AICH Son of Late M K AICH 18 P T LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Smt CHANCHALA SINHA, Mr AMIT SEN

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Smt CHANCHALA SINHA	MS THE MAYUR-5.06229 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Smt CHANCHALA SINHA	MS THE MAYUR-1388 Sq Ft



**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411211305841 Premises No. : 722 Ward No. : 121 Street Name : PASUPATI BHATTACHARJEE ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : CHANCHALA SINHA Owner Address : 327/3, PASUPATI BHATTACHERJEE ROAD , KOLKATA Pin No. : 700034	Character of Premises: Constructed Building Total Area of Land: 3 Cottah, 1 Chatak, 4 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-04-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-04-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120320242042107022

## GRIPS Payment Detail

GRIPS Payment ID:	120320242042107022	Payment Init. Date:	12/03/2024 22:12:09
Total Amount:	6998	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6094680046819	BRN Date:	12/03/2024 22:12:46
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr AMIT SEN  
Mobile: 9007437769

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240421070238	Directorate of Registration & Stamp Revenue	6998
Total			6998

**IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.**

**DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.**





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



192023240421070238

GRN Details

GRN:	192023240421070238	Payment Mode:	SBI Epay
GRN Date:	12/03/2024 22:12:09	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6094680046819	BRN Date:	12/03/2024 22:12:46
Gateway Ref ID:	407213714519	Method:	State Bank of India UPI
GRIPS Payment ID:	120320242042107022	Payment Init. Date:	12/03/2024 22:12:09
Payment Status:	Successful	Payment Ref. No:	2000635550/2/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr AMIT SEN
Address:	84 P B ROAD KOLKATA 700034
Mobile:	9007437769
Email:	AMIT.NETINFO@GMAIL.COM
Period From (dd/mm/yyyy):	12/03/2024
Period To (dd/mm/yyyy):	12/03/2024
Payment Ref ID:	2000635550/2/2024
Dept Ref ID/DRN:	2000635550/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000635550/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	6970
2	2000635550/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
<b>Total</b>				<b>6998</b>

IN WORDS: SIX THOUSAND NINE HUNDRED NINETY EIGHT ONLY.



ভারত সরকার  
Unique Identification Authority of India  
Government of India

Enrollment No : 1040/19848/39434

To  
Chanchala Sinha  
227/3  
P B ROAD  
BEHALA  
Behala S O  
Behala Kolkata  
West Bengal - 700034

22012013



KL190864253DF  
19086425



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6348 6796 7231**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



জননী  
Chanchala Sinha  
ফা. : jag.gho  
Father : JAGABANDHU GHOSH  
www Year of Birth : 1952  
সে. : Female



**6348 6796 7231**

আধার - সাধারণ মানুষের অধিকার

আয়কর বিভাগ  
INCOME TAX DEPARTMENT

ভারত সরকার  
GOVT. OF INDIA

প্রতিষ্ঠান আয়কর নথিভুক্ত কার্ড  
Permanent Account Number Card  
**AYBPG7946A**

CHANCHALA SINHA

JAGABANDHU GHOSH

Chanchala Sinha

14/10/1952




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMIT SEN

RATHINDRA NATH SEN

30/08/1977  
Permanent Account Number  
AILPM5837A

Signature



भारत सरकार  
GOVERNMENT OF INDIA

Amit Sen

DOB: 30/08/1977  
MALE

4298 5095 1620



**MEERA AADHAAR, MERI PEHCHAN**

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**  
S/O Rathindra Nath Sen, 84,, PASUPATI  
BHATTACHARJEE ROAD, Behala, Kolkata,  
West Bengal - 700034



1947  
1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-500 001