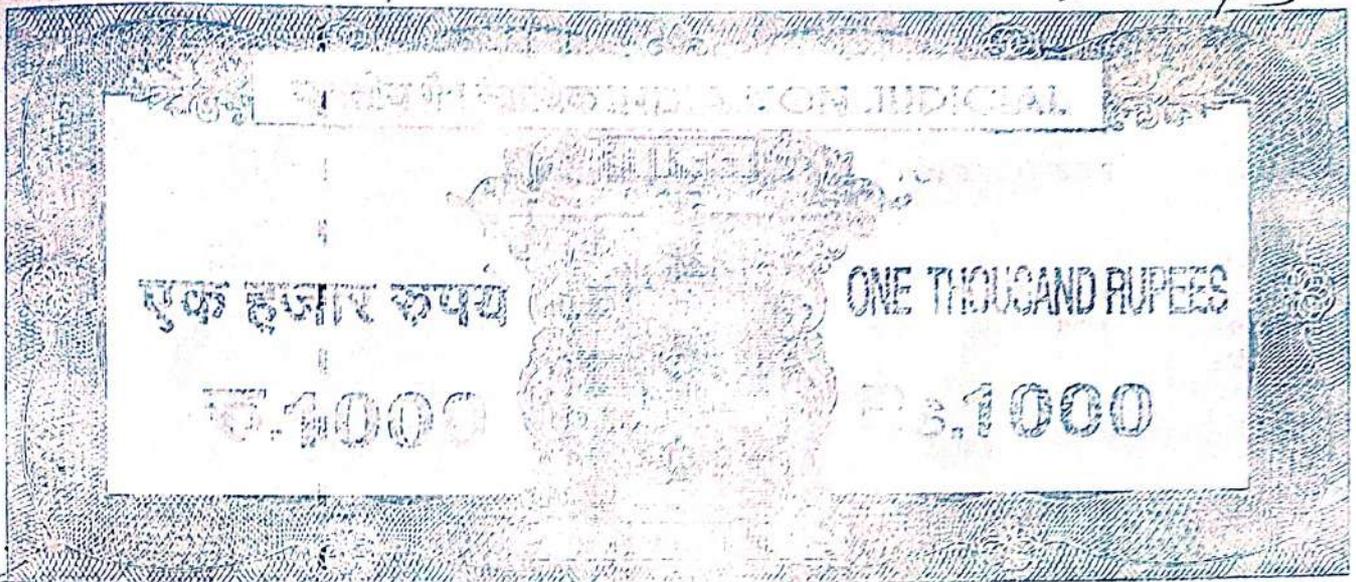


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गण्डिबबला पश्चिम बंगाल WEST BENGAL.

X 307154

Q. 2001738135/2023

This document is
 signed and sealed on the
 25th day of July, 2023 at
 the place mentioned in the
 document.

[Signature]
 25-7-23

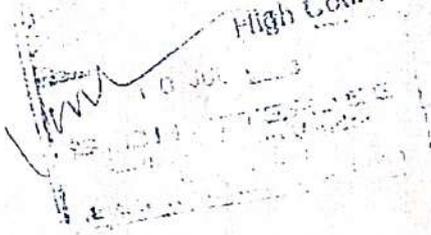
JOINT VENTURE DEVELOPMENT AGREEMENT

THIS INDENTURE is made this 14th day of July, 2023

BETWEEN

996101

KABIRUL
Advocate
High Court, Calcutta

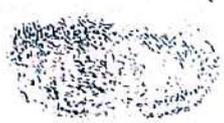


Sanchip Jaha



V-TI
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Sanchip Jaha



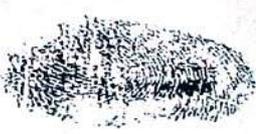
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Subhansu Das



V-TI
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Sushanta Das



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Sukamal Das



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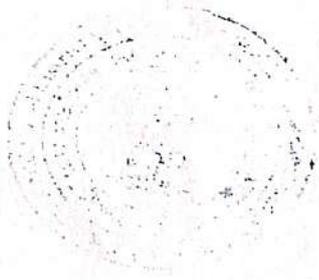
Santosh Mandal



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2562

— Auth'd by.

Kabirul Jaha
Advocate
High Court, Calcutta



1. MR. SUKAMAL DAS, PAN. ADSPD2149J, AADHAAR NO. 898859871732, son of Late Ramchandra Das, residing at 27K, J.K.Mitra Road, Kolkata-700037, **2. MR. SUSHANTA DAS, PAN. ACZPD3973C, AADHAAR.792126116129**, **3. MR. SUBHENDU DAS, PAN. AHKPD4821B, AADHAAR.967150335559**, both are son of Sunirmal Das, both are residing at 7, Sukanta Pally, Durgapur, District-Bardhaman, Pin-713207, **4. MR. ANUP DAS, PAN. IEAPD4343H, AADHAAR.820377094469**, son of Late Tapan Das, residing at 6, Jiban Krishna Mitra Road, P.O. Belgachia, Kolkata-700037 hereinafter jointly referred and called as the **-CO-OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, successors, assigns, executors and legal representatives) of the **ONE PART**.

AND

MA TARA CONSTRUCTION, PAN. ABWFM6879Q, a Partnership Firm having its office at 22/68, Raja Manindra Road, P.O. - Belgachia, P.S. - Chitpur, Kolkata - 700037, represented by its partners namely **1). MR. SANTOSH MONDAL, PAN. AQQPM6933N, AADHAAR NO. 533327559934**, son of Raghu Nath Mondal, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 21C/H/8, Dum Dum Road, P.O. Ghughudanga, P.S. Chitpur, Kolkata-700030, **2). MR. SANDIP SAHA, PAN. DKCPS9971M, AADHAAR NO. 270353113101**, son of Swapan Saha, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 22/68, Raja Manindra Road, P.O. - Belgachia, P.S. - Chitpur, Kolkata - 700037 hereinafter jointly called and referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall mean and include their legal heirs, representatives, administrators, assignees and executors) of the **OTHER PART**.

WHEREAS one Smt. Krishnamoti Dasi by a Bengali Deed of Conveyance on 14.07.1941 corresponding to Bengali Year 30th Asar, 1348 B.S. sold a plot of land measuring 2 cottahs 8 chittaks more or less at Mouza- Belgachia, Touzi No. 1298/2833, Dihi- Pacanana Gram, Division - I, Sub - division 16, formerly Kalidaha Presently 6, Jiban Krishna Mitra Road (Jiban Mitter Road) P.S. Chitpur under Calcutta Municipal Corporation in favour of Smt. Rajbala Dasi and it was duly registered at the office at Sub-Registrar, Sealdah and recorded into Book No. I, Volume No. 39, pages 40 to 50, Being No. 1581 for the year 1941 and after purchased the said plot of land said Smt. Rajbala Dasi mutated her name with the records of the Kolkata Municipal Corporation vide Assessee No. 110030600125, Premises No. 6, Jiban Mitter Road (Jiban Krishna Mitra Road) under ward No. 003.

AND WHEREAS said Smt. Rajbala Dasi thereafter constructed one storied building upon the said Premises No. 6, Jiban Mitter Road (Jiban Krishna Mitra Road) under ward No. 003 in the year 1943.

AND WHEREAS during incoures of enjoying the said property said Smt. Rajbala Dasi died intestate on 16.07.1975 and leaving behind her Three Sons namely Subimal Das, Sunirmal Das, Sukamal Das and only daughter Renuka Das. That Ram Chandra Das husband of Smt. Rajbala Dasi alias Rajubala Dasi preceased on 30.10.1968.

AND WHEREAS said Subimal Das, Sunirmal Das, Sukamal Das Renuka Das became the co-owner of the said Premises No. 6, Jiban Mitter Road (Jiban Krishna Mitra Road) P.S. Chitpur, Kolkata-700037 and each having undivided 1/4th share or portion in the said premises and each having land area undivided 450 sq.ft more or less (Total Land Area 2 Cottahs 8 Chittaks more or less) and each having undivided 250 sq.ft more or less structure of one storied building (Total Constructed area 1000 sq.ft more or less).

AND WHEREAS Subimal Das died intestate on 24.03.1990 and leaving behind him Six Sons namely Tapan Das, Tarun Kumar Das, Arun Das, Tapas Das , Manas Kumar Das , Ashis Das . That Kalyna Das wife of Subimal Das died on 27.08.2010. That Tapan Das, Tarun Kumar Das, Arun Das, Tapas Das , Manas Kumar Das , Ashis Das became the co-owner of the said premises no. 6, Jiban Mitter Road (Jiban Krishna Mitra Road) P.S. Chitpur, Kolkata-700037 and each having undivided 1/24th share or portion i.e. undivided 75 sq.ft. more or less (Total Land Area 2 Cottahs 8 Chittaks more or less) and each having undivided 42 sq.ft more or less structure of one storied building (Total Constructed area 1000 sq.ft more or less).

AND WHEREAS said Tapan Das died intestate on 26.10.2013 and leaving behind his wife Chandana Das and only son Anup Das and they became the co-owner of the said premises and each having 1/48th share or portion in the structure i.e. undivided 21 sq.ft. more or less and undivided land 37.5 sq.ft. more or less in the said premises along with structure thereon.

AND WHEREAS said Chandana Das herein owned and occupied undivided one storied building 21 sq.ft. more or less and plot of land measuring 37.5 sq.ft. more or less said Mr. Tarun Kumar Das, Mr.Arun Das, Mr.Tapas Das, Mr.Manas Kumar Das and Mr. Ashis Das herein jointly owned and occupied undivided one storied building measuring 210 sq.ft. more or less Ground Floor along with plot of land measuring 375 sq.ft more or less that is said Chandana Das and said Mr. Tarun Kumar Das, Mr.Arun Das, Mr.Tapas Das, Mr.Manas Kumar Das and Mr. Ashis Das jointly owned and occupied undivided 231 sq.ft. more or less one storied building and undivided 412.5 sq.ft. more or less of land which is morefully mentioned in the schedule hereunder written.

AND WHEREAS Chandana Das and said Mr. Tarun Kumar Das, Mr.Arun Das, Mr.Tapas Das, Mr.Manas Kumar Das and Mr. Ashis Das jointly by way of Deed of Gift bequeath their undivided share or portion in favour of Anup Das the other co-owner on 23.03.2023 and it was duly registered at the office at A.D.S.R, Sealdah and recoded into Book No. I, Vol. No. 1606-2023, Page 32241 to 32260, Being No.160601096 for the year 2023.

AND WHEREAS Sunirmal Das died intestate on 19.12.2008 and leaving behind him three Sons namely Sukumar Das, Sushanta Das, Suvendu Das and two daughters namely Shampa Sen and Sumitra Bose . That Minati Das wife of Sunirmal Das Died on 27.07.2022. That Sukumar Das, Sushanta Das, Suvendu Das , Shampa Sen and Sumitra Bose became the co-owner of the said premises no. 6, Jiban Mitter Road (Jiban Krishna Mitra Road) P.S. Chitpur, Kolkata-700037 and each having undivided 1/20th share or portion i.e. undivided 90 sq.ft. more or less (Total Land Area 2 Cottahs 8 Chittaks more or less) and each having undivided 50 sq.ft more or less structure of one storied building (Total Constructed area 1000 sq.ft more or less).

AND WHEREAS said Mr. Sukumar Das, Mrs. Shampa Sen and Mrs. Sumitra Bose herein jointly owned and occupied undivided one storied building measuring 150 sq.ft. more or less Ground Floor along with plot of land measuring 270 sq.ft more or less jointly by way of Deed of Gift bequeath their undivided share or portion in favour of Mr. Sushanta Das and Mr. Subhendu Das the other co-owner on 28.02.2023 and it was duly registered at the office at A.D.S.R, Sealdah and r ocoded into Book No. I, Vol. No. 1606-2023, Page 24496 to 24513, Being No.160600762 for the year 2023.

AND WHEREAS Renuka Das died intestate on 17.05.1979 and leaving behind her only son namely Utpal Kumar Das and only daughter namely Mira Das . That Utpal Kumar Das and Mira Das became the co-owner of the said premises no. 6, Jiban Mitter Road (Jiban Krishna Mitra Road) P.S. Chitpur, Kolkata-700037 and each having undivided 1/8th share or portion i.e. undivided 225 sq.ft. more or less (Total Land Area 2 Cottahs 8 Chittaks more or less) and each having undivided 125 sq.ft more or less structure of one storied building (Total Constructed area 1000 sq.ft more or less).

AND WHEREAS the aforesaid Mira Das owned and occupied undivided 1/8th share or portion of the said one storied building measuring 125 sq.ft. more or less and plot of land measuring 225 sq.ft. more or less in the said premises being no. 6, Jiban Mitter Road (Jiban Krishna Mitra Road) P.S. Chitpur, Kolkata-700037.

AND WHEREAS thus said Mira Das has full respect and enough regards towards the said Mr. Sukamal Das, who has attening an age of 85 years now, transfers her undivided 1/3 portions of her 1/8 share in the said property(land with structure) measuring about 75 sq. ft. of land more or less and 41.67 sq. ft. Of structure towards her youngest maternal uncle, the said Sukamal Das.

AND WHEREAS further by virtue of natural love and affection towards the said Mr. Sushanta Das and Mr. Subhendu Das herein, the said Mira Das transfers another undivided 1/3 portion of her 1/8th share in the said property land with structure) unto and in favour of her maternal brothers the said Sri Suwendu And Sri Sushanta Das, jointly in 1/6th ratio i.e equally half each and they individually will entitled to get measuring about 37.5 sq.ft. of land and 20.83 sq.ft. of structure more or less.

AND WHEREAS further out of love and affection towards the said Anup Das the said Mira das herein transfers the rest undivided 1/3rd portion of her 1/8th share in the said property(land with structure) unto and in favour of her maternal nephew, Sri Anup Kumar Das. And will get measuring about 75 sq. ft. of land and 41.67 sq. ft. of structure more or less .

AND WHEREAS said Mira Das by way of Deed of Gift bequeath their undivided share or portion in favour of Mr. Sukamal Das, Mr. Sushanta Das, Mr. Subhendu Das and Mr. Anup Das the other co-owner on 19.06.2023 and it was duly registered at the office at A.D.S.R, Sealdah and r ocoded into Book No. I, Vol. No. 1606-2023, Page 63061 to 63080, Being No. 160602271 for the year 2023.

AND WHEREAS said Utpal Kumar Das died intestate on 05.08.2016 and leaving behind him surviving his two sons Swarnendu Das and Krishnendu Das and his wife Smt. Swapna Das as his only Three legal heirs and successors and they became the joint co-owner of the said premises left by the said Utpal Kumar Das of undivided 1/24th share or portion each according to Law of Inheritance.

AND WHEREAS that while enjoying jointly the said property of their father and/or husband, the wife of said Utpal Kumar Das. Swapna Das died intestate

on 04.06.2019 living behind her two sons as their only two legal heirs and the said two legal heirs of them are entitled to get 1/16 share each of the property (land with structure), left by their parents as per Hindu Succession Act, 1956.

AND WHEREAS thus said Swarnendu Das and Krishnendu Das as Donors have full respect and enough regards towards Mr. Sukamal Das, who has attening an age of 85 years now, each Donor transfered their undivided 1/3" portions of their 1/16 share each in the said property(land with structure) measuring about 37.5 sq. ft. of land more or less and 20.83 sq. ft. of structure towards their youngest maternal grand father, the said Sukamal Das, voluntarily and unconditionally. And said Sukamal Das will get total 75 sq. ft. of land more or less and 41.6 sq. ft. of structure more or less jointly from the Swarnendu Das and Krishnendu Das.

AND WHEREAS further by virtue of natural love and affection towards the said Mr. Sushanta Das and Mr. Subhendu Das, the said Swarnendu Das and Krishnendu Das as Donors transfered their another undivided 1/3rd portion of their 1/16th share in the said property (land with structure) unto and in favour of their maternal uncles, the said Sri Sushanta Das And Sri Suvendu Das equally in 1/48th ratio each and Sri Sushanta Das and Sri Suvendu Das each and individually will entitled to get measuring about 18.75 sq. ft. of land and 10.42 sq.ft. of structure more or less. The Sri Sushanta Das and Sri Suvendu Das jointly will get total 75 sq. ft. of land more or less and 41.6 sq. ft. of structure more or less from the Swarnendu Das and Krishnendu Das.

AND WHEREAS further out of love and affection towards the Anup Das, the Swarnendu Das and Krishnendu Das as Donors transferred the rest undivided 1/3rd portion of their 1/16th share each in the said property (land with structure) measuring about 37.5 sq. ft. of land more or less and 20.83 sq. ft. of structure unto and in favour of their maternal brother, Sri Anup Das. And Anup Das will entitled to get total 75 sq. ft. of land more or less and 41.6 sq. ft. of structure more or less jointly from the said Swarnendu Das and Krishnendu Das as Donors.

AND WHEREAS by way of Deed of Gift bequeath Swarnendu Das and Krishnendu Das undivided share or portion in favour of Mr. Sukamal Das, Mr. Sushanta Das, Mr. Subhendu Das and Mr. Anup Das the other co-owner on 19.06.2023 and it was duly registered at the office at A.D.S.R, Sealdah and rcoded into Book No. I, Vol. No. 1606-2023, Page 63039 to 63060, Being No.160602272 or the year 2023.

AND WHEREAS said the First Party herein became the co-owner of the said premises.

AND WHEREAS the Developer has represented to the Owner that they are carrying on business of construction and development of properties and approached to the Owners with a proposal of joint venture Development of the said premises.

AND WHEREAS the Owners being desirous of developing the property have agreed to appoint the Developer to develop by constructing a building of the said property in accordance with plan which may be sanctioned by the Kolkata Municipal Corporation duly complying with all prevailing rules and law applicable in the regard and maximum exploitation thereof on compliance of the terms and conditions mentioned herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows : -

1. The Owner will allow the developer and the Developer shall develop the property entirely at its own costs and responsibility and bear all expenses for the same.
2. At the time of execution of this registered development agreement a Registered Development General Power of Attorney shall execute by the Owner in favour of the Developer herein and they are entitled to use the said Power of Attorney in respect of Developer's allocation as mentioned hereinafter.
3. In accordance with the sanctioned plan construction would be raised and building would be constructed on the said property with common facilities and specifications mentioned in schedule II & III herein by the Developer entirely at their own costs. Such Construction would be completed within a period of **24 months** from the date of starting work after sanctioned plan by the K.M.C. The owner shall not be liable for the said construction.
4. The Owner shall give co-operation with the Developer and shall hand over the original documents as mentioned in Schedule-IV as and when required and the Owner have no objection in this regard and shall sign deed and paper and execute papers or documents which may be necessary for taking steps by the Developer and also register and execute conveyance in favour of the intending Purchasers of the flats in Developer's allocation as a vendor/Owner parties in the said Deed of Conveyance etc.
5. The building to be constructed will be a modern apartment buildings with, marble flooring, aluminum window fitted with grill and glass pane, flush type doors affixed with wooden frame, cement paint on all external walls, upto date bathroom fittings compatible with the standard of a modern flat and first class and new materials and workmanship shall be used. The Owner herein shall be entitled to appoint and authorize any other independent qualified engineer to inspect and check up the quality and quantity of the goods and materials used and development of the Owner's area made by the Developer in Owner's Area.
6. The developer at their own cost shall demolish the existing structure of the said premises.

ARTICLE - I DEVELOPER'S RIGHTS

1. The Owner hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build construct erect and complete the said building thereon and to enter into agreements for sale and/or transfer and/or construction in respect of the Developer's Allocation in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without amendment and/or modification made or caused by the Developer in consultation with the Architect.
2. The Developer shall be entitled to prepare, modify or alter the plan in consultation with the Architect and with the approval of the Owner and submit the same to the Kolkata Municipal Corporation in the name of the Owner at its own costs and the Developer shall pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for obtaining the sanctioned of the Kolkata Municipal Corporation for construction of the building at the said premises provided however that the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive right to the Developer to deal with the Developer's Allocation in the building to be constructed thereon in the manner and subject to the terms hereinbefore and hereinafter written.

ARTICLE - II OWNER'S ALLOCATION

1. The Developer shall its own costs construct, erect and complete in all respect the said building and shall provide to the owner in the newly constructed building at the said premises 47 % of the sanctioned FAR as per sanctioned plan of the Kolkata Municipal Corporation as follows: a) the Ground Floor back portion, b) First Floor front portion, c) Second Floor back portion, d) Third Floor front portion.

ARTICLE - III DEVELOPER'S ALLOCATION

In consideration of the above the Developer shall be entitled the developer shall be entitled 53% of the sanctioned FAR as follows : a) Ground Floor front portion with garage , b) First Floor back portion ,c) Second Floor front portion, d) Third Floor back portion in the newly constructed building at the said premises TOGETHER WITH the proportionate share in land and other facilities attached thereto. The Developer shall be entitled to enter into Agreement for sale and transfer in its name and to receive realize and collect all money in respect thereof and it is hereby expressly agreed by and between the parties hereto and for the purpose of entering into such Agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this Agreement by itself shall be treated as consent by the Owner provided. However the Developer shall not part with possession of any portion of the Developers Allocation to any of its transferees until and unless the Developer shall make over possession of the Owner's allocation to the Owner and comply with all other obligations of the Developer to the Owner under this Agreement.

ARTICLE - IV SPACE ALLOCATION

1. After completion of the Building the Owner shall be entitled to obtain physical possession of the Owner's allocation which must be within 24 months from the date of starting work after sanctioned plan and/or getting vacant possession from the Owner and the remaining portions of the said building shall belong to the Developer.
2. Subject to aforesaid the open space shall belong to the Owner and the prospective buyers jointly for the common use.

ARTICLE - V BUILDING

1. The Developer shall at its own cost construct and complete the Building at the said premises in accordance with the plan to be sanctioned with good and standard materials as per specifications and as may be specified by the Architect from time to time.
2. The Developer shall install and erect in the said building at its own cost pump, water storage tanks, overhead reservoirs, sanitary and plumbing works, electrifications, permanent electric connection from CESC Limited and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided in as apartment building in Kolkata having said contained apartments and/or constructed space therein on Ownership basis and as mutually agreed upon.

3. The Developer shall be authorized in name of the Owner in so far as is necessary to apply for and obtain quotes, entitlements and other allocations of for cement, steel, bricks and other building materials allocable to the Owner for the construction of the Building as to similarly apply for and obtain temporary and permanent connection of water, electricity power, drains, sewerage and/or gas to the Building and other inputs and facilities required for the construction or enjoyment of the Building.

4. All costs, charges and expenses including Architect's fees shall be paid discharges and borne by the Developer and the Owner shall have no liability in this context.

ARTICLE - VI COMMON OBLIGATIONS

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the Owner's Allocation of the said building accounting dues as and from the date of handing over possession by the Owner till as provided hereinafter.

2. The Owner shall not do any act deed or thing where by the Developer shall be prevented from construction and completion of the said building. That if any legal dispute arises regarding title then the Owner is liable and held responsible to borne all expenses and damages from the date of signing to this agreement and before shifting if any legal dispute arises regarding title, the Owner will refund the entire consideration amount along with interest and also refund the other expenses to the Developer within one month after giving notice to the Owner by the Developer.

ARTICLE - VII LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Owner to defend all actions, suits and proceedings with regard to title and suits and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Owner in consultation with the Developer.

2. The Owner shall not be responsible for any damage or claim or any other relief arising out of any accident or injury or tortuous act during demolition or construction by any agent or workman.

ARTICLE - VIII DEVELOPER INDEMNITY

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said Building.

2. The Developer hereby undertakes to keep the Owner indemnified against all actions suits, costs proceedings and claims that may arise out of the Developer's actions which regard to the Development of the said premises and/or in the manner of construction of the said Building and/or any defect therein.

ARTICLE - IX MISCELLANEOUS

1. The Owner and the Developer have entered into this Agreement Purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Owner.

2. It is understood that from time to time to facilities the construction of the building by the Developer various deeds mattes and things not herein specified

may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts deeds matters and thing that may be reasonably required to be done in the matter.

3. Nothing in these presents shall be construed as a demise or assignment of conveyance in law by the Owner of the said premises or any part thereof to the Developer provided however the Developer shall be entitled to borrow money from any bank or banks without creating any mortgage or hypothecation of the said premises and/or without charging and/or keeping lien and/or mortgage of the proposed building and without creating any financial liability of the Owner of affecting his estate and interest in the said premises and it being expressly agreed and understood that in any event the Owner shall not be responsible and/or be made liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the Owner indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.

4. That there is no existing agreement regarding the Development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by this Agreement.

THE SCHEDULE - I ABOVE REFERRED TO

ALL THAT One storied brick built building aged about 79 years and the Ground Floor constructed area 1000 Sq. ft. more or less comprising of bed rooms, dinning, kitchen, toilet, varandah, cemented flooring upon the plot of land 2 cottahs 8 chittaks more or less lying and situated at 6, Jiban Mitter Road (Jiban Krishna Mitra Road), P.O. Belgachia, P.S. Chitpur, Kolkata-700037, District South 24 Parganas, Assessee.110030600125, Registry Office at ADSR Sealdah which is butted and bounded as follows:

ON THE NORTH	: Pond
ON THE SOUTH	: 12 feet wide Jiban Mitra Road
ON THE EAST	: 7, Jiban Mitter Road
ON THE WEST	: 5/C, Jiban Mitter Road

THE SCHEDULE - II ABOVE REFERRED TO

(Description of the common areas and common facilities)

1. Path and passage for egress and ingress for the road to the flat and/or apartment.
2. Areas & land liable to be kept vacant under the provisions of Kolkata Municipal Act for Sanction of building plan.
3. Pump House to be situated at the ground floor of the building and space for installation of electric energy to different flat/apartment Owner.
4. Staircase from ground floor leading upto roof and/or terrace.
5. Parapet walls on the terrace of the building and/or apartment.
6. Overhead water reservoirs.
7. Underground water reservoirs.

8. Pipe lines, water, sewerage, drains and/or pipe line for discharge of filtered water, inspection pits and any other advantages or benefits to be enjoyed in common with the Owner or other apartment or flats Owner.

THE SCHEDULE - III ABOVE REFERRED TO

(The Building and Specifications).

1. Foundation - R.C.C. combine footing column foundation as per KMC sanctioned plan.
2. Structural work - R.C.C. frame structure as per drawing approved by the K.M.C.
3. Outside wall - 8" & 5" thick of 1st Class bricks with cement mortar.
4. Inside wall - 5" & 3" thick brick work with 1st Class bricks.
5. Plaster - 1:6 prop cement sand plaster for 8" thick wall and 1:4 prop cement sand for 5" and 3" thick wall.
6. Door Frame - Made of Sal or better quality wood of 4" X 2½" section painted with white wood primer.
7. Door Shutter / Pallah - Made with Waterproof Ply board painted with white wood primer with standard quality necessary fittings.
8. Window - MS Grill with frosted glass with stay and handle.
9. Floor finish - Marble/Tiles flooring.
10. Kitchen - Tiles with 4" high skirting, Granite stone platform top of 6'-0" long at 34" high and 20" wide. One Granite stone sink 2'-0" high glazed tiles on walls above counter. One sink cock and bib cock at under sink.
11. Toilets- Marble/Tiles with 4" high skirting with 4'-6" high glazed tiles around the toilet. Concealed G.I. pipe line with C.P. fitting and shower point.
One white commode with P.V.C. low down cistern with one bibcock at attached toilet.
Hot and Cold line, one white commode with P.V.C. lowdown cistern with one bib cock in common toilet.
12. Electrical - PVC concealed wiring type with standard quality wire switch and boards without fitting and fixtures -
 - (a) Bed Room - 3 light points, 1 Fan point, One 15 amp plug point on switch board. Extra point.
 - (b) Living / Dining - 3 light points, 1 Fan point, 2, 15amp plug points for refrigerator. Extra point.
 - (c) Kitchen- 2 light point, 1 exhaust fan, one 15 amp plug point. One chimney point.
 - (d) Toilet (Common) - 1 light point, one exhaust fan point, 1 Geiger point & one 5 amp plug point.
 - (e) Toilet (Attached) - 1 light point, one exhaust point, 1 Geiger point & one 5 amp plug point.
 - (f) Lift facility will be provided by the developer.

THE SCHEDULE - IV ABOVE REFERRED TO

(List of Documents)

Title Deed, Gift Deed, Tax Receipt, etc.

IN WITNESS WHEREOF the parties have signed this agreement on the day, month and year first above written.

SIGNED AND DELIVERED

in the presence of :-

1. *Kabirul Islam*
Advocate
 High Court, Calcutta

Sukamal Das.

Sushanta Das

Bibhendu Das

2. *Krishnendu Das*
 64/2/1 Khudiram
 Bose Barami
 Kot-37. Flat 3E
 3rd Floor.

Krupa Das

SIGNATURE OF THE OWNER

MA TARA CONSTRUCTION

Santosh Mandal

MA TARA CONSTRUCTION

Sandip Senha
 Partner

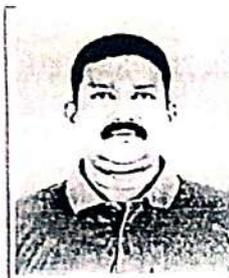
SIGNATURE OF THE DEVELOPER

Drafted by -
Kabirul Islam
KABIRUL ISLAM
 Advocate
 High Court, Calcutta.
 WB/250/1995

SPECIMEN FORM FOR TEN FINGERPRINTS



Sukamal Das.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sushanta Das.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Dibendu Das.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anup Das.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Santosh Mandal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sanjay Seha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062001738135/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sukamal Das 27K, Jk Mitra Road. City - Not Specified. P.O - Belgachia, P.S.-Chitpur, District-South 24- Parganas, West Bengal, India, PIN - 700037	Land Lord			Sukamal Das, 14/7/23
2	Mr Sushanta Das Sukanta Pally, Durgapur, City- Not Specified, P.O- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN- 713207	Land Lord			Sushanta Das 14/7/2023,
3	Mr Subhendu Das Sukanta Pally, Durgapur, City- Not Specified, P.O - Durgapur, P.S:- Durgapur, District - Paschim Bardhaman, West Bengal, India, PIN - 713207	Land Lord			Subhendu Das 14-07-2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Anup Das 6, Jiban Krishna Mitra Road, City:- Not Specified, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Land Lord			
5	Mr Santosh Mondal 21C/H/8, Dum Dum Road, City:- Not Specified, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030	Representative of Developer [MA TARA CONSTRUCTION]			<i>Santosh Mondal</i> 19/7/23
6	Mr Sandip Saha 22/68, Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [MA TARA CONSTRUCTION]			<i>Sandip Saha</i> 14/7/23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr KABIRUL ISLAM Son of Late Sumsho Joha High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Sukamal Das, Mr Sushanta Das, Mr Subhendu Das, Mr Anup Das, Mr Santosh Mondal, Mr Sandip Saha			<i>Kabirul Islam</i> 14/7/23

(Amitava Ghosal)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SEALDAH
 South 24-Parganas, West
 Bengal



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



192023240122868338

GRN Details

GRN:	192023240122868338	Payment Mode:	SBI Epay
GRN Date:	08/07/2023 20:54:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0834118684333	BRN Date:	08/07/2023 20:55:02
Gateway Ref ID:	IGAPVSXJG4	Method:	State Bank of India NB
GRIPS Payment ID:	080720232012286832	Payment Init. Date:	08/07/2023 20:54:38
Payment Status:	Successful	Payment Ref. No:	2001738135/1/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Sandip Saha
Address:	22/68, Raja Manindra Road
Mobile:	7278491529
Period From (dd/mm/yyyy):	08/07/2023
Period To (dd/mm/yyyy):	08/07/2023
Payment Ref ID:	2001738135/1/2023
Dept Ref ID/DRN:	2001738135/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001738135/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	9020 ✓
2	2001738135/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21 ✓
			Total	9041

IN WORDS: NINE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1606-02775/2023	Date of Registration	25/07/2023
Query No / Year	1606-2001738135/2023	Office where deed is registered	
Query Date	07/07/2023 9:12:56 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kabirul Islam High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831082169, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 78,86,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

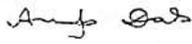
District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jibankrishna Mitra Road, , Premises No: 6, , Ward No: 003 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 8 Chatak		74,81,252/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.125Dec	0 /-	74,81,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use. Cemented Floor, Age of Structure: 79 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	4,05,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Sukamal Das Son of Mr Ramchandra Das 27K, J.k. Mitra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxx9j, Aadhaar No: 89xxxxxxxx1732, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence			
2	Mr Sushanta Das Son of Late Sunirmal Das Sukanta Pally, Durgapur, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713207 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: acxxxxx3c, Aadhaar No: 79xxxxxxxx6129, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence			
3	Mr Subhendu Das Son of Late Sunirmal Das Sukanta Pally, Durgapur, City:- Not Specified, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713207 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ahxxxxx1b, Aadhaar No: 96xxxxxxxx5559, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Pvt. Residence			
4	Name Mr Anup Das Son of Late Tapan Das Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office : Office	Photo 	Finger Print 	Signature  25/07/2023
	6, Jiban Krishna Mitra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: iexxxxx3h, Aadhaar No: 82xxxxxxxx4469, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			

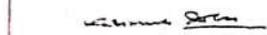
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MA TARA CONSTRUCTION 22/68, Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 , PAN No.:: ABxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Santosh Mondal Son of Mr Raghu Nath Mondal 21C/H/8, Dum Dum Road, City:- Not Specified, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx3n, Aadhaar No: 53xxxxxxxx9934 Status : Representative, Representative of : MA TARA CONSTRUCTION (as PARTNER)</p>
2	<p>Mr Sandip Saha (Presentant) Son of Mr Swapan Saha 22/68, Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dkxxxxxx1m, Aadhaar No: 27xxxxxxxx3101 Status : Representative, Representative of : MA TARA CONSTRUCTION (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr KABIRUL ISLAM Son of Late Sumsho Joha High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
	25/07/2023	25/07/2023	25/07/2023
Identifier Of Mr Sukamal Das, Mr Sushanta Das, Mr Subhendu Das, Mr Anup Das, Mr Santosh Mondal, Mr Sandip Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sukamal Das	MA TARA CONSTRUCTION-1.03125 Dec
2	Mr Sushanta Das	MA TARA CONSTRUCTION-1.03125 Dec
3	Mr Subhendu Das	MA TARA CONSTRUCTION-1.03125 Dec
4	Mr Anup Das	MA TARA CONSTRUCTION-1.03125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sukamal Das	MA TARA CONSTRUCTION-250.00000000 Sq Ft
2	Mr Sushanta Das	MA TARA CONSTRUCTION-250.00000000 Sq Ft
3	Mr Subhendu Das	MA TARA CONSTRUCTION-250.00000000 Sq Ft
4	Mr Anup Das	MA TARA CONSTRUCTION-250.00000000 Sq Ft

On 14-07-2023

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

Presented for registration at 18:15 hrs on 14-07-2023, at the Private residence by Mr Sandip Saha ..

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

Execution is admitted on 14/07/2023 by 1. Mr Sukamal Das, Son of Mr Ramchandra Das, 27K, J.k. Mitra Road, P.O: Belgachia, Thana: Chitpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Service. 2. Mr Sushanta Das, Son of Late Sunirmal Das, Sukanta Pally, Durgapur, P.O: Durgapur, Thana: Durgapur, . Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by Profession Service. 3. Mr Subhendu Das, Son of Late Sunirmal Das, Sukanta Pally, Durgapur, P.O: Durgapur, Thana: Durgapur, . Paschim Bardhaman, WEST BENGAL, India, PIN - 713207, by caste Hindu, by Profession Service

Indetified by Mr KABIRUL ISLAM, . . Son of Late Sumsho Joha, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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

Execution is admitted on 14-07-2023 by Mr Santosh Mondal, PARTNER, MA TARA CONSTRUCTION (Partnership Firm), 22/68, Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr KABIRUL ISLAM, . . Son of Late Sumsho Joha, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 14-07-2023 by Mr Sandip Saha, PARTNER, MA TARA CONSTRUCTION (Partnership Firm), 22/68, Raja Manindra Road, City:- Not Specified, P.O:- Belgachia, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037

Indetified by Mr KABIRUL ISLAM, . . Son of Late Sumsho Joha, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 17-07-2023

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 78,86,252/-

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 25-07-2023

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.

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

Execution is admitted on 25/07/2023 by Mr Anup Das, Son of Late Tapan Das, 6, Jiban Krishna Mitra Road, P.O: Belgachia, Thana: Chitpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Service

Indetified by Mr KABIRUL ISLAM, , , Son of Late Sumsho Joha, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2023 8:55PM with Govt. Ref. No: 192023240122868338 on 08-07-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0834118684333 on 08-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 226169, Amount: Rs.1,000.00/-, Date of Purchase: 10/07/2023, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/07/2023 8:55PM with Govt. Ref. No: 192023240122868338 on 08-07-2023, Amount Rs: 9,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0834118684333 on 08-07-2023, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 75905 to 75929

being No 160602775 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.07.27 11:42:44 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2023/07/27 11:42:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)
