

1571/2023

T-8303/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AP 329004

2/1578011/23

11-07
22/06/23
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of the original.

Additional Registrar of Assurances II Kolkata

22 JUN 2023

JOINT VENTURE DEVELOPEMENT AGREEMENT

THIS JOINT VENTURE DEVELOPEMENT AGREEMENT MADE THIS THE 22nd June DAY OF JUNE, TWO THOUSAND TWENTY THREE , IN KOLKATA.

24310

79 JUN 2023



No. ₹ 100/- Date

Name : Swapan Kumar Saha & another

Address : B B-91, Sector-1, Salt Lake City

Vendor : KOI-64

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

1



Milan Sardar

MILAN SARDAR

Law Clerk

W.B. Law Clerk State Council,

EC-017493/1113/013413



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



210620232010645731

GRIPS Payment Detail

GRIPS Payment ID:	210620232010645731	Payment Init. Date:	21/06/2023 21:23:02
Total Amount:	64942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8472902648019	BRN Date:	21/06/2023 21:24:44
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Kajal Kumar Mallick
Mobile: 9691868699

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240106457328	Directorate of Registration & Stamp Revenue	64942
Total			64942

IN WORDS: SIXTY FOUR THOUSAND NINE HUNDRED FORTY TWO 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



192023240106457328

GRN Details

GRN:	192023240106457328	Payment Mode:	SBI Epay
GRN Date:	21/06/2023 21:23:02	Bank/Gateway:	SBIPay Payment Gateway
BRN :	8472902648019	BRN Date:	21/06/2023 21:24:44
Gateway Ref ID:	202317231457067	Method:	State Bank of India New PG DC
GRIPS Payment ID:	210620232010645731	Payment Init. Date:	21/06/2023 21:23:02
Payment Status:	Successful	Payment Ref. No:	2001578011/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Kajal Kumar Mallick
Address:	Jyotinar, Gouranga Nagar, Ps New Town, Kolkata 700159
Mobile:	9691868699
Period From (dd/mm/yyyy):	21/06/2023
Period To (dd/mm/yyyy):	21/06/2023
Payment Ref ID:	2001578011/3/2023
Dept Ref ID/DRN:	2001578011/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001578011/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2001578011/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	25021
Total				64942

IN WORDS: SIXTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

BETWEEN

(1) MR. SWAPAN KUMAR SAHA (having PAN – ALMPS7122E, Aadhar No. – 2023 6615 5805, Mobile No. – 9830093012), son of Late Balaram Saha, by Nationality Indian, residing at BB – 91, Sector – I, Salt Lake City, Kolkata - 700064, Post Office – Bidhannagar CC Block, Police Station – Bidhannagar North, West Bengal, India, **AND**

(2) MRS. POLY SAHA (having PAN – ALVPS6473K, Aadhar No. – 6541 6672 3380, Mobile No. – 9830617355), wife of Mr. Swapan Kumar Saha, by Nationality Indian, residing at BB – 91, Sector – I, Salt Lake City, Kolkata - 700064, Post Office – Bidhannagar CC Block, Police Station – Bidhannagar North, West Bengal, India,

hereinafter jointly referred to as the “**OWNERS**” (which expression unless excluded by or repugnant to the context shall mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/s VALUE HOMES REALTECH PRIVATE LIMITED (having CIN - U70200WB2021PTC243799, PAN - AAHCV9546J), a registered company, incorporated under the Companies Act, 2013, having its registered office at C/O - Arati Roy, Ramkrishna Pally, Post Office – Gauranga Nagar, Police Station – New Town, Kolkata – 700162 and represented by its Directors namely, **(1) MR. KAJAL KUMAR MALLICK** (PAN – ALVPM1173C, Aadhar No. – 3408 3316 0287, Mobile No. – 9681868699), son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office - Gourangonagar, Police Station - Newtown, Kolkata – 700159, West Bengal, India, **(2) MR. SWAPAN KUMAR DAS** (PAN - AHOPD3494Q, Aadhar No. – 6314 6745 9814, Mobile No. – 9874310375), son of Mr. Amar Chandra Das, residing at Ramkrishna Pally, Post Office -Gourangonagar, Police Station - Newtown, Kolkata-700159, West Bengal, India, **(3) MR. KAMALESH BANIK** (having PAN ADPLB2553R, Aadhar Card No. – 7783 2638 6592, Mobile No. – 9433265849), son of Late Prafulla Banik, residing at CG - 231, Sector - II, Saltlake Bidhannagar (M), Sech Bhawan, North 24 Parganas, Post Office - Bidhannagar, Police Station – Bidhannagar East, Kolkata-700091, West Bengal, India, **AND (4) MRS. RITA BANIK** (having PAN AEEP3646K, Aadhar Card No. – 3952 5529 8692, Mobile No. - 9903035123), wife of Mr. Kamalesh

Banik, residing at CG - 231, Sector - II, Saltlake Bidhannagar (M), Sech Bhawan, North 24 Parganas, Post Office - Bidhannagar, Police Station – Bidhannagar East, Kolkata-700091, West Bengal, India, herein after referred to as the “DEVELOPER”, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its nominees, successor and/or successors in office and assigns) of the **OTHER PART**. The Developer as per the Board Resolution dated 19th day of June, 2023 it has been unanimously resolved that this Project would be developed by **M/s VALUE HOMES REALTECH PRIVATE LIMITED**, the Developer herein, all the Directors would execute and register this Joint Venture Development Agreement on behalf of **M/s VALUE HOMES REALTECH PRIVATE LIMITED**. It has been also unanimously resolved that **MR. KAJAL KUMAR MALLICK** and **MR. SWAPAN KUMAR DAS** being the Directors and representative/nominees of **M/s VALUE HOMES REALTECH PRIVATE LIMITED** would receive, execute and register a development link General Power of Attorney on behalf of **M/s VALUE HOMES REALTECH PRIVATE LIMITED** from the Owner herein. The extract of the said Board Resolution dated 19th day of June, 2023 would be the part and parcel of this agreement.

(The 'Owners' and 'Developer' are individually referred to as "Party" and collectively referred to as "Parties")

WHEREAS:-

1. **One Subal Chandra Naskar** son of Ananta Kumar Naskar duly inherited from his ancestors and became absolute recorded owners and seized possessed and well sufficiently entitle to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat), comprising in following Khatian Nos.:

C.S Khatian No.	R.S. Khatian No.	Area (in Decimal)
207	215	2.5
207	218	1.75
207	248	4.25
TOTAL		8.5

2. By virtue of a Sale Deed dated 10.06.1968, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 64, Page – 221 to 223, Being No. – 5071, for the year 1968, one **Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik**, all are son of Kamala Kanta Pramanik jointly purchased above-mentioned **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** together with all easement rights from said Subal Chandra Naskar son of Ananta Kumar Naskar for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **8.5 Decimal** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.
3. **One Bancharam Naskar and Habul Chandra Naskar** son of Kalicharan Naskar duly inherited from their ancestors and became absolute recorded owners and seized possessed and well sufficiently entitle to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat), comprising in following Khatian Nos.:

C.S Khatian No.	R.S. Khatian No.	Area (in Decimal)
207	215	2.5
207	218	1.75
207	248	4.25
TOTAL		8.5

This land is contiguous to the abovementioned land of said Subal Chandra Naskar son of Ananta Kumar Naskar.

4. By virtue of a **Sale Deed dated 08.11.1968**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 115, Page – 191 to 193, Being No. – 8063, for the year 1968, said **Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik**, all are son of Kamala Kanta Pramanik jointly purchased above-mentioned **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** together with all easement rights from said Bancharam Naskar and Habul Chandra Naskar son of Kalicharan Naskar for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **8.5 Decimal** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.
5. By virtue of abovementioned two Sale Deeds, viz, **Sale Deed dated 10.06.1968, Being No. - 5071** and **Sale Deed dated 08.11.1968, Being No. – 8063**, said **Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik**, all are son of Kamala Kanta Pramanik, became lawful joint owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **17 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **R.S Khatian No. 215, 218 & 248** (corresponding C.S Khatian No. – 207) in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat), hereinafter referred to as the said **"Mother Land"**.
6. One Badal Naskar and Mohan Naskar all are son of Bhadreswar Naskar were the **"Bargadar"** in respect of **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **28 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **R.S Khatian No. 215, 218 & 248** (corresponding C.S Khatian No. – 207) in District North 24 Parganas

(erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat),

7. By virtue of a **Deed of Relinquishment dated 26.03.1985**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 43, Page – 19 to 24, Being No. – 2226, for the year 1985, said Badal Naskar and Mohan Naskar all are son of Bhadreswar Naskar jointly relinquished their right and interest as *Bargadar* in the above-mentioned **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **28 Decimal** together with all easement rights in favour of said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik.
8. By virtue of the abovementioned **Deed of Relinquishment dated 26.03.1985** together with the official proceeding for the abolition of *Barga* in the said Mother Land the concerned authority duly abolished the *Barga* in the said Mother Land.
9. Subsequently said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik mutated their names in the record in the concerned BL&LRO in respect of the said Mother Land and they were assigned Agriculture Khatian No. 231, 198, 293, 267, 324 and 292 respectively in the K.B. Settlements and were continuing to pay the Khajna and all outgoings regularly.
10. By virtue of a **Sale Deed dated 04.03.1985**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 30F, Page – 499 to 508, Being No. – 1567, for the year 1985, one **Subhra Dutta**, wife of Goutam Dutta and **Rahul Dutta**, son of Goutam Dutta jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **07 Cottah 08 Chitak** out of the said Mother Land together with all easement rights from said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar

Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **07 Cottah 08 Chitak** land comprised in R.S/L.R Dag No. – 348 in Mouza – **Mahishbathan**, hereinafter referred to as the said "Plot of Land No. – 1".

11. Subsequently said Subhra Dutta and Rahul Dutta mutated their names in the record in the concerned BL&LRO in respect of the said Plot of Land No. - 1 and they were assigned L.R Khatian No. 342/1 and 298/1 respectively and were continuing to pay the Khajna and all outgoings regularly.
12. By virtue of a Sale Deed dated 04.03.1985, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 31F, Page – 1 to 10, Being No. – 1568, for the year 1985, one **Prasun Chatterjee**, son of Hara Kumar Chatterjee and **Sudeshna Chatterjee**, wife of Prasun Chatterjee, jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 08 Chitak** out of the said Mother Land together with all easement rights from said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in R.S/L.R Dag No. – 348 in **Mouza – Mahishbathan**, hereinafter referred to as the said "Plot of Land No. – 2".
13. Subsequently said Prasun Chatterjee and Sudeshna Chatterjee mutated their names in the record in the concerned BL&LRO in respect of the said Plot of Land No. - 2 and they were assigned L.R Khatian No. 701 and 702 respectively and were continuing to pay the Khajna and all outgoings regularly.
14. While seized and possessed of the said Plot of Land No. – 2 said Prasun Chatterjee died intestate leaving behind his wife, Sudeshna Chatterjee and his only offspring (daughter), Doyel Dasgupta (Nee Chatterjee) as his only legal

heirs as the Hindu Succession Act, 1956 as amended time to time and the Dayabhaga School of Hindu Law by which he was governed till his death. After demise of said Prasun Chatterjee said Sudeshna Chatterjee and Doyel Dasgupta (Nee Chatterjee) became the joint owner in respect of the undivided half share of the Prasun Chatterjee in the said Plot of Land No. – 2. Thus said Sudeshna Chatterjee became the owner of undivided $\frac{3}{4}$ th. (Three Forth) share and said Doyel Dasgupta (Nee Chatterjee) became the owner of undivided $\frac{1}{4}$ th. (One Forth) share in the said Plot of Land No. – 2.

15. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 6, Page from – 800 to 813, Being No. – 7014, for the year 2007, **Mr. Swapan Kumar Saha**, the Owner No. – 1 herein, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 08 Chitak** out of the said Plot of Land No. - 1 together with all easement rights from said Subhra Dutta and Rahul Dutta for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.

16. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 06, Page – 3756 to 3772, Being No. – 7167, for the year 2007, **Mr. Swapan Kumar Saha**, the Owner No. – 1 herein, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 1 and land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 2 in **TOTAL** about **02 Cottah 08 Chitak** together with all easement rights from said Subhra Dutta & Rahul Dutta and Sudeshna Chatterjee & Doyel Dasgupta (Nee Chatterjee) or a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.

17. By virtue of abovementioned two Sale Deeds, viz, **Sale Deed dated 14.12.2007, Being No. - 7014 and Sale Deed dated 14.12.2007, Being No. - 7167, Mr. Swapan Kumar Saha**, the Owner No. - 1 herein, became lawful owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **05 Cottah** in **Mouza - Mahishbathan**, J.L No. - 18, Touzi No. - 3 & 162, Revenue Survey No. - 203, comprised in **R.S/L.R Dag No. - 348** (corresponding C.S Dag No. - 338), **L.R. Khatian No. 342/1, 298/1, 701 & 702** in District North 24 Parganas under jurisdiction of Police Station - Bidhannagar East (erstwhile Police Station - Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28, hereinafter referred to as the said "**Swapan's Land**".
18. Subsequently said **Mr. Swapan Kumar Saha**, the Owner No. - 1 herein, mutated his name in the record in the concerned BL&LRO in respect of the said **Swapan's Land** and he was assigned L.R Khatian No. 1454 and is continuing to pay the Khajna and all outgoings regularly.
19. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, CD Volume No. - 6, Page from - 764 to 778, Being No. - 7012, for the year 2007, one **Bijan Halder**, son of Narendra Nath Halder and **Anita Halder**, wife of Bijan Halder jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 08 Chitak** out of the said Plot of Land No. - 1 together with all easement rights from said Subhra Dutta and Rahul Dutta for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. - 348** in **Mouza - Mahishbathan**.
20. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, CD Volume No. - 06, Page - 814 to 829, Being No. - 7015, for the year 2007, said **Bijan Halder**, son of Narendra Nath Halder and **Anita Halder**, wife of Bijan Halder jointly purchased **ALL THAT** piece and parcel of

Sali (Agricultural) land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 1 and land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 2 in **TOTAL** about **02 Cottah 08 Chitak** together with all easement rights from said Subhra Dutta & Rahul Dutta and Sudeshna Chatterjee & Doyel Dasgupta (Nee Chatterjee) or a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.

21. By virtue of abovementioned two Sale Deeds, viz, **Sale Deed dated 14.12.2007, Being No. - 7012** and **Sale Deed dated 14.12.2007, Being No. – 7015**, said **Bijan Halder and Anita Halder**, became lawful joint owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **05 Cottah** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **L.R. Khatian No. - 342/1, 298/1, 701 & 702** in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28, hereinafter referred to as the said "**Halder's Land**".
22. By virtue of a **Deed of Declaration dated 02.04.2008**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 04, Page – 18382 to 18388, Being No. – 4432, for the year 2008, said Sudeshna Chatterjee & Doyel Dasgupta (Nee Chatterjee) solemnly declared that details of Momo of Consideration in Page No. – 8 of the **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 06, Page – 814 to 829, Being No. – 7015, for the year 2007 are not given inadvertently and upon said declaration they mentioned the details of Momo of Consideration admitted by them.
23. Subsequently said **Bijan Halder and Anita Halder** mutated their names in the record in the concerned BL&LRO in respect of the said Halder's Land and they

were assigned L.R Khatian No. 1452 and 1453 respectively and they were continuing to pay the Khajna and all outgoings regularly.

24. By virtue of a **Sale Deed dated 23.03.2011**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - 1, CD Volume No. - 7, Page from - 2243 to 2264, Being No. - 3641, for the year 2011, **Mrs. Poly Saha**, the Owner No. - 2 herein, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land being said Halder's Land measuring about **05 Cottah** in **Mouza - Mahishbathan**, J.L No. - 18, Touzi No. - 3 & 162, Revenue Survey No. - 203, comprised in **R.S/L.R Dag No. - 348** (corresponding C.S Dag No. - 338), **L.R. Khatian No. - 1452 and 1453**, in District North 24 Parganas under jurisdiction of Police Station - Bidhannagar East (erstwhile Police Station - Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28 together with all easement rights from said Bijan Halder and Anita Halder and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **05 Cottah** land comprised in **R.S/L.R Dag No. - 348** in **Mouza - Mahishbathan**, hereinafter referred to as the "**Poly's Land**".
25. Subsequently said **Mrs. Poly Saha**, the Owner No. - 2 herein, mutated her name in the record in the concerned BL&LRO in respect of the said Poly's Land and he was assigned L.R Khatian No. 1813 and is continuing to pay the Khajna and all outgoings regularly.
26. Thus said **Mr. Swapan Kumar Saha**, the Owner No. - 1 herein, and **Mrs. Poly Saha**, the Owner No. - 2 herein, became the owner two contiguous plot of land namely said Swapan's Land and Poly's Land respectively **TOTALLY** measuring about **10 Cottah** land together with all easement rights **R.S/L.R Dag No. 348** in **Mouza - Mahishbathan**.

**BACK GROUND OF PLAN OF DEVELOPMENT AMONGST THE OWNERS OF
SWAPAN'S LAND AND POLY'S LAND**

27. That the Swapan's Land and the Poly's Land are contiguous to each other. The Owners herein are desirous of developing the said Swapan's Land and the Poly's Land upon amalgamating those Swapan's Land and the Poly's Land and converting those to a single plot of land, **Totally** measuring about **10 Cottah** land together with all easement rights **R.S/L.R Dag No. 348** in **Mouza – Mahishbathan**, hereinafter referred to as the said **"PROJECT LAND"**, more fully and particularly described in the **"Schedule – A"** written below written below, by constructing several residential-cum-commercial building/buildings consisting of several flats, shops, car parking, etc. along with common area, hereinafter referred to as the said **"PROJECT"**.
28. The Owners herein due to their incapacity of technical knowledge and paucity of funds and time have decided to develop the said **Project Land** with a suitable developer who has got the adequate experiences and also all capability and/ or means to undertake development of such **Project**.

BACK GROUND OF THE DEVELOPER

29. The **M/s VALUE HOMES REALTECH PRIVATE LIMITED**, is engaged inter alia in the business of undertaking development of real estate and has acquired expertise and has a professional team at its command for the purpose of undertaking development of real estate.

BACK GROUND OF THIS JOINT VENTURE DEVELOPMENT AGREEMENT

30. The Owners herein and the Developer herein had a detailed discussion about the prospects of the said Project and they have agreed to work on a "Principal-to-Principal" basis for mutual benefit and have decided on the roles and responsibilities in respect of development of the said **Project Land** and implementation of the said **Project** thereon.

31. The Owners herein are in consultation with each other have jointly agreed to grant the exclusive right of development in respect of the said **Project Land** unto and in favor of the Developer herein, which the Developer has agreed to undertake for the mutual Consideration and subject to the terms and conditions hereinafter appearing, which the parties are desirous of recording in writing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE I – DEFINITIONS

- 1.1. In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:
- (a) **ARCHITECT** shall mean any Architect or firm or firms of Architects, who may be appointed by the Developer for designing and planning of construction of the Building/ Buildings forming part of the said **Project**;
 - (b) **ASSOCIATION** shall mean any company incorporated under the Companies Act, 1956, or newly formed company incorporated under the Companies Act 2013, or any Association formed and registered under the West Bengal Ownership Apartment Act 1972 or a Committee as may be formed under any act by the Developer for the maintenance of the common parts and portions of the building/buildings having such rules, regulations and restrictions as may be deemed proper and necessary upon mutual consent of the Owners and Developer and not inconsistent with the provisions and covenants herein contained;
 - (c) **BUILDING** shall mean and include any building/buildings consisting of self contained independent units to be constructed erected and completed at or upon the said **Project land** in accordance with the map or plan as would be sanctioned by the competent sanctioning Authority and other concerned authorities and such modifications and/or alterations as may be deemed necessary by the Developer.

- (d) **BUILDING PLAN:** shall mean such building plan/plans for the construction of the multi-storeyed building(s) which shall be sanctioned by the Bidhannagar Municipal Corporation (BMC) in the name of the Owners herein for construction of the building including its modification and amenities and alterations if made at the cost and expenses of the Developer.
- (e) **COMMENCEMENT DATE OF AGREEMENT** shall mean the date on which this Agreement is executed by and between the parties.
- (f) **COMMON PARTS AND PORTIONS** shall mean and include the corridors, pathways, stairways, internal and external passages, passage-ways, half-ways, landings, pump house, overhead water tanks, reservoirs, water pumps and motors, driveways, lifts, ultimate roofs, parking and other facilities etc. of the building/buildings, common lavatories and other common parts and portions of the said Project which shall be used in common by all the Owners, occupants, Developer and transferees of the said Building/Buildings and shall become part of the said Project;
- (g) **COMMON EXPENSES** shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the Owners, occupants, Developer and Co-transferees and all other expenses for the Common Purpose as will be decided by the Developer in consultation with the Owners and transferees to be contributed, borne, paid and shared by the Owners, occupants, Developer and Co-transferees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance in-charge;
- (h) **CONSENTS** shall mean the planning, permission and all other consents, licenses, permissions and approvals (whether statutory or

otherwise) necessary or desirable for carrying out and completing the Development and Construction of the said **Project**;

- (i) **DEPOSITS/EXTRA CHARGES/TAXES** shall mean the amounts specified in this agreement to be deposited/paid by Purchasers/transferees of the units or their respective transferees as the case may be to the Developer;
- (j) **DEVELOPMENT AGREEMENT** shall mean this Agreement between the Owners and the Developer herein for development of the said **Project** on the said **Project Land** by constructing and erecting a Buildings thereon in accordance with the Plan or Plans to be sanctioned by concerned Authorities according to the specifications mentioned hereunder;
- (k) **DEVELOPER** shall mean the M/s **VALUE HOMES REALTECH PRIVATE LIMITED** and shall include its successor and/ or successors in office/ and assigns.
- (l) **DEVELOPER'S ALLOCATION** shall mean **ALL THAT** the 50% of the total constructed areas and parking spaces on the Ground Floor together with undivided proportional share of land in the said **Project Land** and common areas, facilities, expenses and obligations of the said **Project**;
- (m) **HOLDING ORGANISATION** shall mean and include such agency or any outside agency to be appointed by the Developer under this Agreement, for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary consistent with the provisions and covenants herein contained;
- (n) **INTENDING PURCHASERS** shall mean the prospective purchases or transferees, who would agree to purchase and/ or acquire or shall have purchased any units, Flats, apartments, shops, offices, etc., all

constructed spaces including open and covered parking spaces or other spaces in the said Project;

- (o) **OWNERS** shall mean the **Owner No. 1** and **Owner No. 2** above named and shall include their respective legal heirs, representatives, successors, administrators, and assigns;
- (p) **OWNERS' ALLOCATION** shall mean **ALL THAT** the following 50% of the total constructed areas and parking spaces on the Ground Floor in the said **Project** as per sanctioned Building Plan together with undivided proportional share of land in the said **Project Land** and common areas, facilities, expenses and obligations of the said **Project** to be delivered without any cost/charges/fee to the Owners by the Developer, as the consideration for the Developer's share of the undivided proportionate share of land in the said **Project Land** as be appertained to the Developer's Allocation. The Owners shall delegate the power for transferring and assigning their undivided proportionate right, title, interest in the land in the said **Project Land** as be appertained to the Developer's Allocation to the Developer or its nominee/nominees by executing a development Power of Attorney to transfer and assign the same alongwith Developer Allocation to the intending purchaser(s)/nominee(s) of the Developer's Allocation.
- (q) **PARKING SPACES** shall mean the open/covered/ spaces of any vehicles to be provided in the said **Project**.
- (r) **PROJECT** shall mean the developing of the said **Project Land** by construction, execution, erection and completion of residential cum commercial building consisting of several flats, shops, car parking, etc. along with all the common area in accordance with the map or plan to be sanctioned by the competent sanctioning authority and/or any other authorities and constructed by the Developer in terms of this Agreement;

- (s) **PLAN** shall mean the Plan or Plans, Revised or Revalidated, to be sanctioned by the sanctioning authority and/or any other authority or authorities for development of the said **Project Land** and construction of the several building/buildings in the said **Project** and shall include such modifications and/or alterations as may be necessary and/or required from time to time at the recommendation of the Architect in consultation by the Developer;
- (t) **PRE DEVELOPMENT COSTS** shall mean the aggregate of all costs, charges and expenses, including all fees payable to Architects, Engineers and other Agents and the sanction fee, legal expenses and all other amounts, which are paid or shall be incurred by the Developer prior to the Start date;
- (u) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professionals, who would be engaged and/or appointed by the Developer from time to time for carrying out the construction of the buildings, parking spaces and other common areas and portions of the said **Project**.
- (v) **SAID PROJECT LAND** shall mean and described in **Schedule – A** written below.
- (w) **SPECIFICATIONS** shall mean the specification with which the said building and/ or buildings in the said **Project**, shall be constructed, erected and completed as per the **SCHEDULE** hereunder written or such other specifications as may be recommended by the Architect. However, the specifications may be varied and/ or modified from time to time as may be mutually agreed in writing by all the parties;
- (x) **SERVICES** shall mean the electricity, water, generators, lifts, and drainage connections and other essential services to be provided at the said **Project** as may be necessary or required for beneficial use and enjoyment of the Units there at;

- (y) **START DATE** shall mean the commencement of development and construction on the said **Project Land** by the Developer upon sanction of the building Plan/Plans and obtaining all other required NOCs and permission from the concerned authorities;
- (z) **TOTAL DEVELOPMENT COSTS** shall mean the aggregate of all costs, fees, charges and expenses required to be paid, incurred and disbursed by the Developer for the development of the said **Project** by constructing building/buildings there at, as more fully described in this agreement hereinafter;
- (aa) **TITLE DEEDS** shall mean all the original Deeds/documents of the **Project Land** of the Owners and all documents referred to hereinafter;
- (bb) **TRANSFER** - with its grammatical variations shall include transfer by deed/document and by other means adopted for effecting what is understood as a transfer of Units in multi-storied Buildings in the said **Project** to the transferees thereof as per law.
- (cc) **UNITS** shall mean the various flats, apartments, shops, offices and other spaces, including car parking spaces, comprised in the project to be developed and the Building/Buildings to be constructed thereon;

ARTICLE II – INTERPRETATIONS

- 2.1 In this Agreement (save to the extent that the context otherwise so requires):
- (i) Any reference to any act of Parliament/Assembly whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, notifications, amendments, orders, plans, regulations, bye-laws, permissions or directions any time issued under it;

- (ii) Reference to any agreement, contract, deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, supplemented or novated;
- (iii) Words denoting one gender shall include other genders as well;
- (iv) Words denoting singular number shall include the plural and vice versa;
- (v) A reference to a statutory provision includes a reference to any notification, modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto;
- (vi) Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made in this Agreement from time to time as may be mutually agreed upon in writing by the parties hereto;
- (vii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement;
- (viii) All the Schedules, maps/plans shall have effect and be construed as an integral part of this agreement.

ARTICLE III – MUTUAL REPRESENTATIONS AND WARRANTIES

- 3.1 At or before execution of this Agreement the Owners herein do and each of them doth hereby assure and represent to the Developer as follows:
- (i) That the Owners are absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to the said **Project Land** and each of the owners herein having their respective share or interest in the **Said Project Land**;

- (ii) That the said **Project Land** is free from all encumbrances, liens charges, lispendens, claims, demands, liabilities, acquisition, requisitions and trusts whatsoever;
- (iii) That the Owners have a marketable title in respect of the said **Project Land**;
- (iv) That all statutory rates, taxes and other outgoings payable in respect of the said **Project Land** has been paid and/ or shall be paid by the Owners up to the date of this Agreement;
- (v) That if any issue arises relating to the land ceiling of the said **Project Land** within the meaning of the Urban Land (Ceiling & Regulation) Act 1976, the Developer shall resolve those issues at their own cost and expenses and responsibility;
- (vi) That the said **Project Land** or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and the said **Project Land** is not attached under any decree or order of any Court of Law or by the Income Tax Department or by any other Government authorities;
- (vii) That the Owners have not entered into any agreement for sale, transfer, lease, let out, mortgage, encumber, charge and/ or development nor have created any further interest of any third party into or upon the said **Project Land** or any part or portion thereof and shall not do those acts in respect of the said **Project Land** or any part or portion thereof being part of the said proposed **Project** prior to and/or during the subsistence of this agreement;
- (viii) That there is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of

the said **Project Land** and there are no facts, which may give rise to any such dispute;

- (ix) That the Owners have not done and shall not do any act whatsoever that would in any way impair, hinder and/or restrict the grant of rights to the Developer under this Agreement;
- (x) That there are no legal proceedings pending against the Owners for enforcing any agreement for sale, transfer, lease and/ or development in respect of the said **Project Land**;
- (xi) That the Owners are legally competent to enter into this Agreement in respect of Development of the said **Project Land**;

- 3.2 At or before entering into this Agreement, the Developer has also assured and represented to the Owners that the Developer has sufficient knowledge, skill and expertise in the matter of development of a real estate Project and the Developer is financially capable to develop the said **Project Land /Project** and the Developer is legally competent to enter into this Agreement in respect of Development of the said **Project Land**;

ARTICLE – IV – OWNERS'S COVENANTS AND OBLIGATION

- 4.1 The Owners upon execution of this Agreement hand over the peaceful and vacant and khas physical possession of the said **Project Land** to the Developer.
- 4.2 The Owners have agreed do all the deeds and thing and also sign and execute all deeds and documents required for and ancillary to the development of the said **Project/ Project Land** as and when required.
- 4.3 The Owners, along with this agreement, will grant a registered Power of Attorney in favour of the Developer or its nominee and/or nominees to authorize and enable the Developer to:

- a) Apply and obtain Mutation and correction in respect of the said **Project Land** from the concerned BL&LRO, the BMC and other competent authorities in the name of the Owners;
- b) Apply and obtain conversion of the said **Project Land** from *Sali* (Agriculture) to *Bastu* (Homestead) from the concerned BL&LRO and other competent authorities in the name of the Owners;
- c) Apply and obtain sanction plan or plans and/or revised sanction plans of the said **Project**;
- d) Apply and obtain all permissions, approvals, sanctions and/ or consents, NOCs etc as may be necessary and/ or required, including permission from the Fire Department, Police and other authorities for development of the said **Project**;
- e) Represent the owners before all and every authorities including courts, tribunals relating to all affairs connecting to the said **Project Land and Project**;
- f) To appoint Architect, Engineers, Contractors and other Agents for the said **Project**;
- g) Do all acts deeds and things for the purpose of giving effect to this agreement;
- h) To sign and register Agreement for Sale, Deed of Sale, all other Deed of Transfer, agreements etc and to receive all booking/earnest money, total considerations money and other money in respect of Developer's Allocation in the said **Project** and any part thereof;
- i) To handover the possession of the sold unit/portions to the intending purchasers of Developer's Allocation;

- 4.4 The Owners herein shall execute the Deed of Amalgamation for making the said **Project Land** as and one plot and Deed of Boundary Declaration in respect of the **Project Land**.
- 4.5 The Developer discharging its part of the obligation contained, the Owners shall co-operate with the Developer for the construction and/ or erection of the proposed Project at the cost and expenses of the Developer as per the terms of the agreement and shall not do or cause to be done any act, deed or thing whereby the construction work may be hampered or delayed.
- 4.6 The Owners shall have the right to appoint engineer/architect at their own cost for inspection over the construction progress and quality of building materials of the proposed **Project**, as and when required.
- 4.7 The Owners shall be entitled to **ALL THAT** the 50% [as the manner mentioned in Clause 1.1(p)] of the total constructed areas and parking spaces on the Ground Floor to be constructed as per the Sanctioned Building Plan and as per the specification mentioned in Schedule - C together with undivided proportional share of land in the said **Project Land** along with common areas, amenities and facilities mentioned in the Schedule - B and expenses and obligations of the said **Project** mentioned in Schedule - D to be delivered without any cost/charges/fee to the Owners by the Developer, in lieu of that the Owners shall delegate the power for transferring and assigning their undivided proportionate right, title, interest in the land in the said Project Land as be appertained to the Developer's Allocation to the Developer or its nominee/nominees by executing a development Power of Attorney to transfer and assign the same alongwith Developer Allocation to the intending purchaser(s)/nominee(s) of the Developer's Allocation. The Owners have agreed to grant the exclusive right of construction of the proposed **Project** as per the sanctioned Building Plan to the Developer and also have agreed give exclusive right to the Developer to sell and transfer the Developer's Allocation along with undivided proportional share of land in the said **Project Land** to anyone and at any cost and consideration as the Developer deem fit and proper.

- 4.8 Prior to execution of these presence for the purpose of investigation of the title relating to the demised land under the First Schedule the Owners have delivered the Photocopies of all Original Deed of Title and Tax Receipt and other documents of title to the Developer and the Owners shall be liable to produce the original copies of the same before the appropriate authority or authorities as and when required by the Developer and/or to Developer's nominee or nominees being the purchaser/s of the several residential flats /constructed spaces forming part of the Developer's Allocation and also for obtaining sanctioning of any plan, revise plan or plans from the Municipal Corporation and for smoothly running the construction work of the proposed building.

ARTICLE V – DEVELOPER'S COVENANTS

- 5.1 The Developer is executing this Agreement holding the Owners' representations and warranties to be true.
- 5.2 The Developer herein shall fix the price, booking amount, rent, premium, license fees of the Developer's Allocation within the project areas and also devise and select the strategies, terms and conditions etc. for marketing of Developer's Allocation in this Project. The Developer can do the marketing by itself or may appoint any marketing company at such terms and condition and remunerations decided by the Developer for the Developer's Allocation. The Developer herein can sell, transfer, assign the Developer's Allocation to its nominee(s) as its choice.
- 5.3 The Developer shall be at liberty to enter into contracts with Engineers, Architects, Contractors, Consultants and other persons in connection with the construction of the said Project, preparation of building plan, modification plan, extension plan, other requisite sanctions, NOCs and for development of the said Project Land and/ or said Project at its own cost and it is also at liberty to engage and dismiss staffs, mistiries, labours, contractors, supervisors, overseers and other persons and to enter into all contract and obligation as

may be necessary as the said Developer may think fit and proper at its absolute discretion.

- (i) On and after commencement of construction of the said Project the intending purchaser(s) of the Developer may mortgage and to raise money create charge on the Developer's Allocation or any part thereof in the said **Project** together with proportionate share in the land in the said **Project Land** or construction work-in-progress and take loan against it from any Nationalized Bank or Private Bank, Foreign Bank or any other financial institution at his own risk and liabilities and the Owners shall have no objection in this matter. However, the Owners agree and undertake to sign and execute all deeds, documents and instruments as may be necessary and/ or required from time to time excepting that the Owners shall in no way be responsible and/ or liable for repayment of such loan amount or interest accrued due thereon and the Developer has agreed to indemnify and keep the owners indemnified from and against all costs, charges, claims, actions, suits and proceedings arising there from;

- 5.4 The Developer shall name the said **Project** and to fix sign board and give advertisement and to take any commercial measure to sell, transfer, lease, let out, etc. to anyone else out of Developer Allocation in the said **Project**.
- 5.5 The Developer shall be at liberty to devise and implement marketing and professional strategies and policies for the marketing of the Developer's Allocation in the said **Project** and shall be at liberty to engage any marketing agencies for the sale of Developer Allocation or part thereof.
- 5.6 That if any accident occurs during the continuance of the constructional work of the project and any injury or death-casualty takes place relating to the masons and / or labourers etc., the Developer and /or their engaged persons only will be liable for the said accident and the Owners will not be held responsible or liable in any manner whatsoever.

5.7 Before the sanction of the plan of the said **Project** to be sanctioned by the competent authorities concerned, the Developer shall at its own cost, risk and responsibility, with the help of the Owners duly observe and perform the following:

- (i) to apply for and obtain all permissions, consents, approvals, sanctions, clearance, NOCs, etc., NOC /permissions under the provisions of the Urban Land (Ceiling Regulation) Act, 1976 and survey, mutation, rectification, conversion of the nature of the said **Project Land** from the BL&LRO, District Land Revenue authorities, the BMC and other concerned authorities as may be necessary and/ or required for undertaking development of the said **Project Land** at the cost, risk and responsibility of the Developer;
- (ii) to do all deeds and things required for and ancillary to the entire development and management of the said Project.
- (iii) Publish Notice in the Newspapers and put hoarding on the said **Project Land**.
- (iv) The Developer may assign/allow sub-contact of the right of development in respect of the whole or part of the said **Project Land** to such persons/ organizations as deem fit and proper.

ARTICLE – VI – COMMENCEMENT AND DURATION

6.1 This Agreement has commenced and/ or shall be deemed to have commenced on and with effect from the date of execution and registration of this Agreement (hereinafter referred to as the **COMMENCEMENT DATE**).

6.2 This agreement shall remain in full force and effect until the development of the said Property and sale of the said project is completed in all respects in terms of this Agreement or any prior time as the parties may decide mutually.

ARTICLE – VII – TITLE

The Developer shall carry out necessary searches of the said **Project Land** after execution and registration of this agreement and upon scrutinizing and examining the title of the Owners and as well as physically verification it is proved that the title of the said **Project Land** is not clear and marketable the Owner shall pay back the entire amount which they have received from the Developer within seven days from the date of communication in this regard along with all expenses of the Developer.

ARTICLE – VIII – AUTHORITY TO ENTER

The Owners can enter into the **Project Land** during the construction at their will.

ARTICLE – IX – POWERS AND AUTHORITIES

To enable the Developer to specifically perform its obligations arising out of this Agreement, the Owners agree to execute a registered Development Power of Attorney in connection with this agreement nominating, constituting and appointing the Developer or its nominee(s) to be the true and lawful attorney of the Owners, to do, execute and perform all or any developmental work and ancillary deeds, jobs and works in respect to the said **Project Land** as mentioned therein including enter into any agreement, Deed of Conveyance and Deed of Transfer in respect of Developer's Allocation in respect of the intending purchaser(s)/transferee(s) along with proportional share of land in the said **Project Land** at such price/consideration and to such the intending purchaser(s)/transferee(s) as the Developer deem fit and proper and retain the sale proceed and other receivables thereof and handover the possession thereof.

ARTICLE – X – REFUNDABLE SECURITY DEPOSIT

The Developer shall pay a sum of **Rupees Fifty Lakhs only** to the Owners herein as an Interest Free Refundable Security Deposit, hereinafter referred to as the said "**Security Deposit**", in following manner:

- a) a sum of **Rupees Twenty Five Lakhs only** at the time of registration of these presents, the Owners herein admit and acknowledge the same.

- b) a sum of **Rupees Twenty Five Lakhs only** at the time of completing the First Floor roof casting.

The Owners shall refund the said Security Deposit to the Developer at the time of receiving the Owners Allocation from the Developer OR the Owners may adjust the said Security Deposit, fully or partly, with the constructed area in the said **Project** valued at the then market price.

ARTICLE – XI – GRANT OF DEVELOPMENT RIGHT

In consideration of the payment of the said Security Deposit amount to the Owners as per this Agreement AND handing over **ALL THAT 50%** [as the manner mentioned in Clause 1.1(p)] of the total constructed areas and parking spaces on the Ground Floor to be constructed as per the Sanctioned Building Plan and as per the specification mentioned in Schedule - C together with undivided proportional share of land in the said **Project Land** along with common areas , amenities and facilities mentioned in the Schedule - B and expenses and obligations of the said **Project** mentioned in Schedule - D without any cost/charges/fee to the Owners by the Developer and also Subject to the various terms, conditions and covenants recorded in this Agreement, in lieu of that the Owners shall delegate the power for transferring and assigning their undivided proportionate right, title, interest in the land in the said **Project Land** as be appertained to the Developer's Allocation to the Developer or its nominee/nominees by executing a development Power of Attorney to transfer and assign the same alongwith Developer Allocation to the intending purchaser(s)/nominee(s) of the Developer's Allocation. The Owners have agreed to grant the exclusive right of construction of the proposed **Project** as per the sanctioned Building Plan to the Developer and also have agreed give exclusive right to the Developer to sell and transfer the Developer's Allocation along with undivided proportional share of land in the said **Project Land** to anyone and at any cost and consideration as the Developer deem fit and proper and handover the possession thereof.

That the permission is granted to the Developer to enter into the said **Project Land** to construct the said **Project**. The full Possession is retained by the Owners till the fulfillment of all commitments as per terms of this agreement as well as towards the completion of the said **Project**. It is clearly understood that permitting the Developer

to enter upon the said **Project Land** and construct the said **Project** shall not be considered as delivery of possession in part performance of the contract as understood under the provisions of Section 53A of the Transfer of Property Act, 1882 or under the provisions of The Income Tax Act, 1961.

ARTICLE – XII – TOTAL DEVELOPMENT COSTS

The Developer shall solely be liable to incur, bear and pay the entirety of all development costs and pre development cost.

ARTICLE – XIII – MUTATION, RATES AND TAXES

- 13.1 All rates, taxes, khajnas and outgoings on the said **Project Land** till the date of execution of this Agreement shall be borne, paid and discharged by the Owners. However, in the event of any sum paid in excess by the Owners, the Owners shall be entitled to refund of the same.
- 13.2 As from the date of execution of this Agreement the Developer shall be liable for all rates, khajnas and taxes as also other outgoings in respect of the said **Project Land** till the handover of the Owner's Allocation, thereafter the Owners shall become liable and responsible for payment of the panchayet and other concerned authorities' rates and taxes, khajnas and all other outgoings (collectively **Rates**) in the ratio of their respective units/ allocation.
- 13.3 As from the date of execution of this Agreement the Developer shall be liable for all rates, khajnas and taxes as also other outgoings in respect of the said **Project Land** till the handover or registration (which ever is earlier), as the case may be, of the Developer's Allocation to the intending purchaser(s)/transferee(s)/nominee(s), thereafter they shall become liable and responsible for payment of the panchayet and other concerned authorities' rates and taxes, khajnas and all other outgoings (collectively **Rates**) in the ratio of their respective units/ allocation.
- 13.3 The parties shall bear their respective taxes as and when applicable.

ARTICLE – XIV – APPROVED PLANNING

- 14.1 Immediately after the execution of this Agreement upon getting and complying all deeds and thing mentioned in this Agreement the Developer shall cause a map or plan to be prepared for being submitted to The concerned authority.
- 14.2 All costs, charges and expenses for preparation of the said Plan including the architects fees and sanction fees shall be paid, borne and discharged by the Developer.
- 14.3 The Architect to be appointed by the Developer may be substituted from time to time as the Developer may deem fit and proper.

ARTICLE – XV –AUTHORISED REPRESENTATIVES

15.1 APPOINTMENT OF OWNERS' REPRESENTATIVE

For the purpose of giving effect to this agreement and implementation thereof, it has been agreed that **MR. SWAPAN KUMAR SAHA** shall be deemed to be the authorised representative for and on behalf of the Owners.

15.2 APPOINTMENT OF DEVELOPER'S REPRESENTATIVE

For the purpose of giving effect to this agreement and smooth implementation thereof, it has been agreed that **MR. KAJAL KUMAR MALLICK** shall be deemed to be the authorised representative of the Developer.

- 15.3 It is hereby expressly made clear that any act, deed or thing done by any of the said authorised representatives shall be final and binding on the parties to whom he/ they represent.

ARTICLE – XVI - DEVELOPMENT

Upon sanction of the building Plan by the concerned authorities and also upon obtaining all other permissions by the authorities concerned for carrying out the

construction the Developer shall complete the development of the Owners Allocation within **TWENTY FOUR MONTHS** from the date of Sanction of the said Project plan and all revised plan from the competent authorities alongwith **SIX MONTHS** grace period subject to the Force Majure conditions. The Developer shall complete the said **Project** as per the sanctioned Building Plan and specification mentioned in Schedule - F below along with Common Area mentioned in Schedule - E with good quality materials.

ARTICLE – XVII– ADVOCATE OF THE PROJECT AND FEES

The Developer has appointed **Mr. Subhabrata Das, Advocate, High Court at Calcutta** as the sole legal consultant of this **Project**. The Developer and intending transferee, as the case may be, shall bear the fees of the said advocate as and when required.

ARTICLE – XVIII– CONTRIBUTION OF CHARGES – DEPOSITS AND ADVANCES

- 18.1 **CHARGES** – The Owners herein and the intending purchasers in the Owners' Allocation and the Developer's Allocation in respect of their respective unit shall liable to pay proportionally the under mentioned amount to the Developer:
- (i) share of Transformer cost/HT Services on actual;
 - (ii) share of Generator cost on actual;
 - (iii) Any amount which may become payable in accordance with the prevailing laws and the rules framed thereunder on actual, if any;
 - (iv) Such charges as may be determined for formation of the Holding Organisation and/or Association of Owners;
 - (v) GST, other taxes, if applicable;
 - (vi) Legal charges
 - (vii) Maintenance, Facilities & Amenities charges.
- 18.2 In addition to the above each of the Owners herein and the intending purchasers in the Owners' Allocation and the Developer's Allocation of units in terms of the agreements to be entered into with them shall be liable to keep in deposit and/or make payment by way of advances the proportionate share of

rates, khajnas, taxes and other outgoings estimated for one year or until such time mutation is effected in the name of the Intending Purchasers.

- 18.3 The aforesaid charges are indicative and the parties hereto in consultation with each other may from time to time mutually agree in writing and/or decide to impose such further charges which are to be recovered and/or paid by the intending purchasers.
- 18.4 **SINKING FUND** – In addition to the above and in order to maintain decency of the said housing/commercial project to be constructed at the said **Project Land** and also for the purpose of making provision for any amount which may have to be incurred by way of capital expenditure each of the Owners herein and the intending purchasers in the Owners' Allocation and the Developer's Allocation shall be liable to pay and/or to keep in deposit such amount which may be required to be paid as and by way of Sinking Fund and the amount to be paid on account of such Sinking Fund shall be decided by the Developer and shall be deposited to a Developer's account.

**ARTICLE – XIX – MAINTENANCE OF THE COMMON PARTS AND PORTIONS
FORMING PART OF THE SAID PROJECT**

The Developer shall frame necessary rules and regulations for the purpose of regulating the user of the various units of the said **Project** and also the common parts and essential services at the said **Project**. The Owners and each of the intending buyer/ purchaser/lessee/tenant/licensor acquiring a unit/ space in the said **Project** shall be liable and agrees to observe such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges to the Holding Organisation/ maintenance company/ association or to the Developer till such time the Holding Organisation is formed.

ARTICLE – XX– FORCE MAJEURE

- 20.1 The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below:
- (i) Fire;
 - (ii) Natural calamity, Pandemic;
 - (iii) Tempest;
 - (iv) Declared and undeclared war, riot and civil commotion;
 - (v) Any prohibitory order from the court, Panchayate and other Government authorities.
 - (vi) Any relevant Government or Court orders with regard to the title of the said **Project Land** affecting the construction of the **Project**.
- 20.2 The Developer shall intimate in writing to the Owners' representative in case of development works stopped or suspended due to any condition under Force Majeure which may affect the completion date of the project as well as completion of the Owners Allocation.

ARTICLE – XXII – HOLDING ORGANISATION

- 22.1 After completion of the said **Project**, the Developer shall cause a Society/Syndicate/Association/Company/LLP to be formed for the purpose of taking over of the control, maintain and administration of the common parts and portions and also for the purpose of rendition of the common services of the said **Project** until then the Developer shall control, maintain and administer the common parts and portions for the purpose of rendition of the common services of the said **Project**.
- 22.2 In the event of the control of the common parts and portions and the obligation of rendition of common services to the said **Project** the Developer may entrust to any Facility Management Company prior to making of the said Holding Organisation (hereinafter referred to as the **MANAGEMENT COMPANY**).

ARTICLE – XXIII – OWNERS'/ DEVELOPERS' INDEMNITY

- 23.1 The Owners shall indemnify and keep the Developer saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer resulting from breach of this Agreement by the Owners and/ or arising from any successful claim by any third party for any defect in title of the said **Project Land**.
- 23.2 The Developers shall indemnify and keep the Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners resulting from breach of this Agreement by the Developers and/ or arising from any successful claim by any third party for any defect in the Development and construction of the said **Project Land**.

ARTICLE – XXIV – BREACHES

- 24.1 It is hereby made expressly clear that none of the parties shall be entitled to initiate any proceeding against the other without referring all such disputes and differences to conciliation and if the conciliation fails then arbitration. The Owners and Developer hereby undertake not to do any act or deed or thing which may hinder and/or bring to a standstill the work of development in the said **Project**.
- 24.2 In case, the Developer fails to deliver the Owners' Allocation within the stipulated time mentioned hereinabove together with grace period of **Six Months** as aforesaid, that is within Thirty Months from the date of Sanction of the said **Project** plan and all revised plan from the competent authorities, then the Developer have to pay a sum of **Rs. 1,00,000/- (Rupees One Lakh) only** per month as liquidated damages for the period of next Three Months after that **Rs. 2,00,000/- (Rupees Two Lakhs) only** per month as liquidated damages for the period of subsequent Three Months. After expiry of such excess Six Months (with liquidated damages) after said Thirty Months the Owners shall acquire the said unfinished **Project** in following way. Both the parties shall value the said unfinished **Project** by their respective Chartered Engineers and vetted those separate valuation by a jointly elected Chartered Engineer. The

said jointly elected Chartered Engineer shall finalise the said value and the parties shall accept the said valuation. The Owners shall takeover said unfinished Project by paying 75% of the said accepted valuation to the Developer.

ARTICLE – XXV – MUTUAL COVENANTS

- 25.1 The parties have agreed to render all possible co-operation and assistance to each other.
- 25.2 Neither of the Parties hereto shall do any act deed or thing which may be in contravention and/or violation of any of the terms and conditions herein contained and further to do all acts deeds and things as and when necessary and/or required for smooth implementation of this agreement.
- 25.3 In case of death of any owner(s), this Agreement and the Power of Attorney will get canceled/rescinded. The legal heirs of that deceased owner(s) shall execute and register a fresh Joint Venture Development Agreement and Power of Attorney together with the surviving owners and the Developer at the same terms and condition as this agreement and power of attorney without any further consideration and objection.
- 25.4 After sanctioning of the Building Plan the parties shall demarcate their respective allocations by executing a Supplementary Agreement which would be the part and parcel of this agreement. At the time of demarcating the respective allocations if there occurs any inequality in area as per agreed allocation then for making such allocation feasible the parties shall settle those inequalities (with the extent of upto 20 Square Feet) in allocation by paying the construction cost of that inequality and in excess of that 20 Square Feet the parties shall settle those inequalities by paying such amount which would be mutually decided by the parties.
- 25.5 The Developer shall not part with possession of any portion of the Developer's Allocation to any of its purchasers until and unless the Developer shall make over possession of the Owners' Allocation within the time as specified and

completed in all respect and comply with all other obligations of the Developer to the Owners. Though the Developer can sell/transfer the Developer Allocation to the intending purchaser(s)/transferee(s).

- 25.6 The Owners herein shall never construe or raise any objection by reason of the Developer allowing the common easement rights in some special common facilities such as Club with Multi-Gym Facilities, Swimming Pool and others within the proposed Project by issuing Club Membership to the other owners/occupiers of the adjacent project may be developed by the Developer or its associates and in such event the Owners however shall neither be entitled to raise any objection and also nor to be entitled to create any obstruction of what so ever nature.
- 25.7 For any extra work/extra fittings/upgradation of fittings apart from the specification mentioned herein below in the allocation the Owners/intending purchasers of the Owners/intending purchasers of the Developer, as the case may be, shall pay the extra cost/difference money, as the case may be, to the Developer. But the said extra work/extra fittings/upgradation of fittings should be permissible as per law and engineering point of view.
- 25.8 The Developer shall have the liberty to enlarge the said **Project** any time by adding contiguous lands to the said **Project Land** and shall have the liberty to execute Joint Venture Development Agreements and linked General Power of Attorneys with the owners of the said added contiguous lands at a such ratio of allocations and such a consideration/security deposit and such a terms and conditions as the Developer deem fit and proper. The said added land would be the part and parcel of the said **Project**. Those subsequent Joint Venture Development Agreements and linked General Power of Attorneys in respect of the added lands would be the part and parcel of the Joint Venture Development Agreements and linked developmental General Power of Attorneys in respect of the said **Project Land**. All the Joint Venture Development Agreements and the linked developmental General Power of Attorneys in respect of added lands along with the **Project Land** would be jointly considered as the Joint Venture Development Agreement and the linked developmental General Power of

Attorney of the **Enlarged Project** in respect of the **Enlarged Project Land**. The Owners allocations, time of handing over the owners' allocations and other terms and conditions in respect of the said **Project Land** as mentioned in this Joint Venture Development Agreement and the linked developmental General Power of Attorney would not be altered by adding such additional contiguous lands to the **Project Land** and all respective allocation holders would commonly enjoy and access all common areas, facilities and amenities of the **Enlarged Project**. The Owners herein shall have no objection for that and they will not claim any extra allocations for such enlargement of the said **Project** and also they will execute all such deeds, documents and agreements required for such enlarging the **Project** at the cost and expense of the Developer without claiming further consideration.

ARTICLE – XXVI – NEGATIVE COVENANTS

As and by way of negative covenant, the Owners have assured and covenanted with the Developer as follows:

- (i) Not to enter into any agreement for sale, transfer in respect of the Developer's Allocation in the said **Project** or any part thereof.
- (ii) Not to cancel or rescind this agreement and claim or demand possession of the said **Project Land** and/ or said **Project** or any part thereof unless there is any breach.
- (iii) Not to create any interest of any third party into or upon the said Developer's Allocation in the said **Project** or any part thereof. But The Owners can mortgage or create charge on the Owner's Allocation of the of **Project** and the Developer shall provide all assistance and execute all required deeds and documents in this regard.
- (iv) Not to induct any occupant/ tenant after execution of this Agreement except as aforesaid.

- (v) Not to do any act, deed or thing which may be contrary or in violation of any of the terms and conditions of this agreement;
- (vi) To do all acts, deeds and things as may be necessary and/ or required from time to time.

ARTICLE – XXVII – DOCUMENTATION

All agreements, contracts, deeds and documents for sale on ownership or otherwise disposal of the units/ flats at the said Project shall be prepared by the **Mr. Subhabrata Das, Advocate.**

ARTICLE – XXVIII - MISCELLANEOUS

- 28.1 **RELATIONSHIP OF THE PARTIES** - The Owners and the Developer have entered into this agreement purely on principal to principal basis and nothing stated herein shall be deemed to constitute a partnership between the Owners and Developer or constitute an association of persons.
- 28.2 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said **Project Land** or any part thereof to the Developer or as creating of any right, title or interest thereof of the Developer other than the License to the Developer to commercially develop the same in terms hereof in the manner as contained herein.
- 28.3 **NON WAIVER:** Any delay tolerated and/or indulgence shown by either party in enforcing the terms and conditions herein mentioned, such tolerance or indulgence shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of either party.
- 28.4 **ENTIRE AGREEMENT:** This agreement supersedes all representations, understandings, writings and/or correspondence made between the parties hereto prior to the date of execution of this agreement. Any addition, alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and

signed by both the parties. This agreement also supersedes all documents exchanged between the Owners inter- se in respect of the said **Project Land**.

- 28.5 **COSTS:** Each party shall pay and bear its own cost in respect of their respective advocates and/or solicitor's fees. The Stamp Duty and Registration charges towards this agreement, supplementary agreement, *power of attorney* etc shall be paid borne and discharged by the Developer.
- 28.6 **NOTICES:** Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered or sent by speed post with recorded delivery and such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served two days after dispatch of the same by Speed Post at the address written above.
- 28.7 The time shall be the essence as regards the time and period mentioned herein and also the times and periods, which may be agreed between the parties are substituted or modified or extended in future in writing.
- 28.8 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 28.9 All Panchyet and BL&LRO taxes, rates, khajnas and other outgoings (hereinafter referred to as the **Rates & Taxes**) payable in respect of the said **Project Land** upto the date of execution of these presents shall be paid borne and discharged by the Owners and thereafter the same will be paid borne and discharged by the Developer until handing over the possession of the Owners Allocation.
- 28.10 No modifications, amendments or waiver of any of the provisions of this agreement shall be valid and effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.

- 28.11 This Agreement shall be binding on the parties hereto and their respective successors and assignees.
- 28.12 In the event of any ambiguity or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail.
- 28.13 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably required for from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.
- 28.14 In future, after sanction of the building plan and the modifications thereof if the competent authorities grant further permission of FAR/constructed area to the Project, then the Owners, transferees shall not object the Developer to construct the same. In this case the Owners and Developer agrees to share the newly constructed areas in accordance with a such ratio, cost and expense which would be decided by the parties mutually.

ARTICLE – XXIX – ARBITRATION

The parties as far as possible shall try to amicably resolve all disputes and differences which may arise but in the event of such differences and/or disputes are not amicably resolved then and in that event all disputes or differences between the parties hereto in any way touching or concerning this Agreement or as to the interpretation scope or effect of any of the terms and conditions herein contained or as regards the rights and liabilities of the parties hereto shall be referred to Sri Subhabrata Das, Advocate for arbitration and the provision of the Arbitration and Conciliation Act, 1996 shall apply. The Award of the Arbitral Tribunal shall be final and binding upon the parties;

ARTICLE – XXXI – JURISDICTION

All actions suits and proceedings arising out of these presents between the parties hereto shall have the jurisdiction where the **Project Land** exists.

SCHEDULE - A**(THE SAID PROJECT LAND ABOVE REFERRED TO)**

ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about **10 Cottah** in **Mouza - Mahishbathan**, J.L No. - 18, Touzi No. - 3 & 162, Revenue Survey No. - 203, comprised in **R.S/L.R Dag No. - 348** (corresponding C.S Dag No. - 338), **L.R. Khatian No. - 1454 & 1813**, in District North 24 Parganas under jurisdiction of Police Station - Bidhannagar East (erstwhile Police Station - Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28, Kolkata - 700102 and delineated in **RED** borders in the map or plan annexed hereto and butted and bounded in the manner as follows:-

- On the North** : R.S/L.R Dag No. - 348 (Part)
- On the South** : R.S/L.R Dag No. - 348 (Part)
- On the East** : 23.5 Feet wide Mahishbathan Main Road
- On the West** : 18 Feet Wide Road

SCHEDULE - B**(COMMON PARTS, PORTIONS, AREAS AND FACILITIES & AMENITIES ABOVE REFERRED TO)****COMMON PARTS, PORTIONS, AREAS**

1. Lobbies, top roof, common passages and staircases of the building or buildings and common paths in the said Property.
2. Lifts, lift machinery and lift pits.
3. Common drains, sewers and pipes.
4. Common water reservoirs, water tanks, water pipes (save those inside any Flat) and deep tube well appurtenant (if available) to the said Project.
5. Wires and accessories for lighting of Common Areas of the Building.
6. Pumps and motors.
7. Caretaker Room, Durwan Room/Gumti.
8. Space for Electrical installation and Meter Room.
9. Boundary walls.
10. All other common parts and portions of the said Project which shall be used in common by all the Owners, occupants, Developer and transferees of the said Project and shall become part of the said Project

FACILITIES AND AMENITIES

1. Power Backup (24 Hours) by providing Diesel Generator (10 KVA)
2. Transformer Installation of 60 KVA. 4 Lift of 4 (Four) Passengers will be installed 5 Iron Removal Plant will be installed.
3. CCTV at common areas
4. Fire fighting equipments on each floor
5. Lightning Arrester

SCHEDULE - C

(SPECIFICATIONS OF CONSTRUCTION ABOVE REFERRED TO)

SL	ITEM	GENERAL SPECIFICATION
1	Foundation	Isolated column footings along with Tie Beam frame structure by Conc. Gade – M20 and Steel- Fe – 415/500.
2	Substructure & Superstructure	P.P.C Cement will be used of any standard make(ISI) & T.M.T Bar will be used as Reinforcement of Grade Fe-415/500 of any standard make(ISI) for Substructure & Superstructure Slab, Beam, column, Lift well, Chajja, Lintel, Staircase, Mummy room, Lift M/C room, UGR, OH Tank. External & intermediate Brick work (1:4) will be done by Flyash Brick (1 st Class – Modular)
3	Flooring	Vitrified Flooring will be done by 600mmx600mm size 9mmth Vitrified Tile at Bed Room, Living Dining, Verandah, Drawing Room. Kota Stone will be used by 600mmx600mm size 16mmth Kota Stone at Stair Case Steps, Half Landing, Stair Lift lobby only, Stair Case Risers will be mended by Ceramic Tile. All Kota including Risers. Toilet Flooring will be done by Antiskid Ceramic Tile of Size 600mmX600mm at Bathroom/Toilet Floor & Dado will be maintained by Ceramic Tile up to a Height of 1800mm. Kitchen Flooring will be done by Antiskid Ceramic Tile of Size 600mmX600mm with 100mm th Ceramic Skirting at peripheral wall. 600mm wide Counter Top Slab will installed by Black Granite (Pre-polished) on Black Stone with Cement, Sand mortar (1:5). Ceramic Dado will be maintained by Ceramic Tile of Height 900mm (3') on Counter Top Slab.

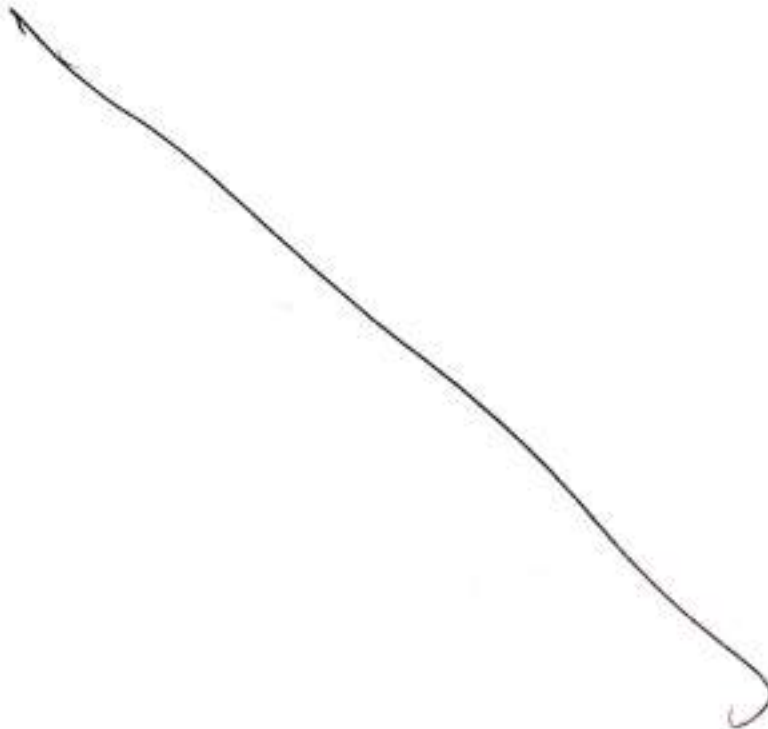
4	Kitchen Sink	18"X24" Size (Non Board) Standard Make Sink will be fitted at Countertop Slab.
5	Door & Door Frame	100mmX65mm Malayasian Sal will be used for Door Frame. Flush Door of 35mmth & 32mmth will be installed for main door & intermediate door with all accessories i.e Hinze, Hasp Bolt, & Door Stopper.
6	Windows	Aluminum sliding shutter (Pre Anodized) of Standard Brand(ISI) Louvered Glass Panes will be used in Toilet Aluminum windows.
7	Sanitary & Plumbing Fittings	CPVC & UPVC Pipe (ISI) will be used for Internal & External Plumbing line. White Color Non pedestal Basin with Pillar cock & Non cascade white colored Porcelain Commode with Seat cover & P.V.C Flushing tank will be supplied & installed. CP Fittings (ISI) i.e Pillar Cock for Basin along with a angular stop cock & connector pipe, Bib Cock, Shower with shower arm with conceal stop cock, Two in one Bib Cock with a health faucet will be supplied and installed in each bath room. CP Fitting must Essco or Jaquor (for Owners Allocation)
8	Sewerage	150mm & 200mm diameter Stone Wire Pipe will used for sewerage line for Pit to Pit connection. 450mm dia R.C.C Manhole Cover to be used as Pit cover. 450mm dia R.C.C Manhole Cover to be used as Pit cover. One 80 users Septic Tank will be executed for disposing of solid waste.
9	Electrical	Havells or Finolex Brand electrical wire will be used for Electrical wiring through PVC conduit pipe (concealed). Branded DP Board (Distribution Panel Board), Receptacle, MCB & Switches will be provided. Bed Room: 2Light points, Two 5Amp plug point, one Fan point in each Bed Room & one A.C Point & one T.V Point will be given to Masters Bed room only. Living/Dining Room: 3 Light points, 1 Fan points, two 15 Amp plug point, two 5 Amp plug point, will be provided. Kitchen: Two light point, one 5/15 Amp plug point & one 5 Amp plug point for exhaust will be installed. Toilet: Two light point, one 15 Amp plug point for Geyser connection (at BathRoom) & one 5 Amp plug point for exhaust will be installed. Verandah: One Light point & one 15 Amp plug point will be installed for Washing Machine. One calling bell point to be installed at Main Door of the Flat. All Modular Switch.

10	Common Area	Ceiling Lights will be provided at corridor of Ground Floor shop. Ceiling Lights will be installed at each floor Stair, Lift lobby & corridor. Stair, Lift lobby & corridor. 2 Lights will be given at Roof Terrace.
11	Drive way	Antiskid Tiles at Ground Floor entire drive way.
12	Water Supply	Ferule connection by BMC for 24 hours water supply through U.G.R.
13	Internal Wall	Putty of a Branded make (ISI) will be implemented at inner walls.
14	External Wall	Two coats External Emulsion Paint (ISI) on Two coats cement based paint (ISI) will be applied.
15	Railing	M.S (Mild Steel) Railing will be installed up to a height of 1Meter at Staircase & Balcony duly painted by Synthetic Enamel Paint on Red oxide primer.
10	Lift	4 - Passengers Lift will be installed of a reputed company.
11	Roof Treatment	Water Proofing Treatment will be done by a authorized applicator of any reputed Water Proofing Company.

SCHEDULE - D

(COMMON EXPENSES ABOVE REFERRED TO)

As per mutual agreement with Owners, Developer, intending purchasers and/or said Holding organization.



MEMO OF SECURITY DEPOSIT

We, the Owners herein, receive from the Developer herein a sum of Rupees Twenty Five Lakhs only being the said Security Deposit as per this Agreement in following manner:

Owners herein	Description	Amount in INR
Owner No. 1	Cheque No. 428876 dated 22.06.2023 drawn on AXIS Bank, Rajarhat Branch.	12.5 Lakhs
Owner No. 2	Cheque No. 428877 dated 22.06.2023 drawn on AXIS Bank, Rajarhat Branch.	12.5 Lakhs

SIGNED, SEALED & DELIVERED
IN KOLKATA IN THE PRESENCE
OF WITNESSES:

1. *Tapas Mondal*
PN-204, Polenite
P.O-Krishnapur
P.S - Salt Lake EC
North 24 parganas
Kolkata - 700102.

2.

Sudipta Saha.
BB-91, SECTOR 1,
SALT LAKE CITY,
KOLKATA - 700 064.

1. *Swapam Kumar Saha*

2. *Poly Saha*

SIGNATURE OF
OWNERS/VENDORS

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED
IN KOLKATA IN THE PRESENCE
OF WITNESSES:

1. *(Dada) Mondal*
DN-204, Polerite
P.O- Krishnapur
P.S- Salt Lake E.C
North 24 parganas
Kolkata - 700 102.

2. *Sudipta Saha.*
BB-91, SECTOR 1,
SALT LAKE CITY,
KOLKATA - 700 064.

1. *Swapan Kumar Saha*
2. *Toby Saha*

SIGNATURE OF
OWNERS/VENDORS

VALUE HOMES REALTECH PVT. LTD.

Kajal Kumar Malik

Director

VALUE HOMES REALTECH PVT. LTD.

Swapan Kumar Saha

Director

VALUE HOMES REALTECH PVT. LTD.

Kamlesh Banik

Director

VALUE HOMES REALTECH PVT. LTD.

Rita Banik

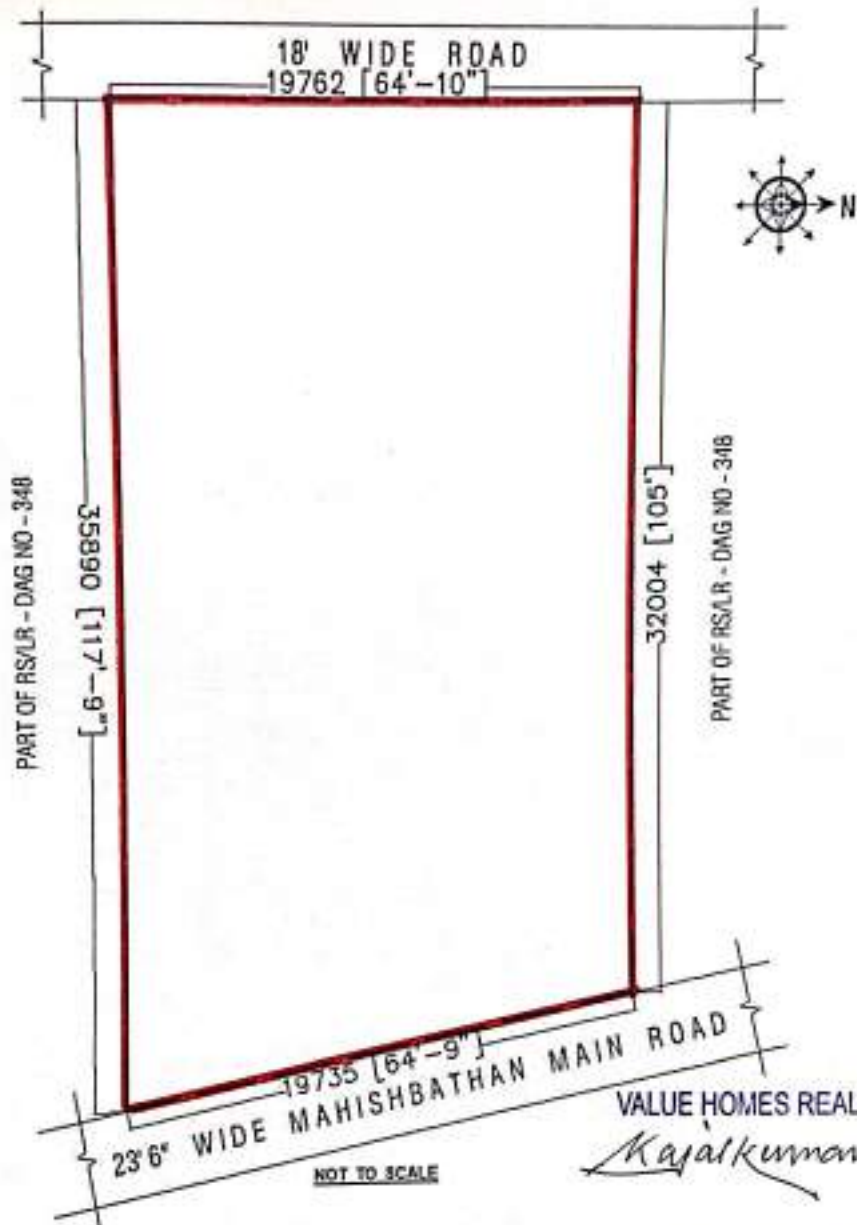
Director

SIGNATURE OF
DEVELOPER

Drafted and prepared in my chamber,

Subhabrata Das.
Subhabrata Das, Advocate
High Court at Calcutta
Enrollment No. WB/1114/2001

... of PROJECT LAND being ALL THAT piece and parcel of Sali (Agricultural) land measuring about 10 Cottah in Mouza – Mahishbathan, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in R.S/L.R Dag No. – 348 (corresponding C.S Dag No. – 338), L.R. Khatian No. - 1454 & 1813, in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28, Kolkata – 700102 in RED Border.



1. *Swapan kumar Saha*
2. *Poly Saha*

OWNERS

VALUE HOMES REALTECH PVT. LTD.
Kajalkumar Malik
Director

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director

VALUE HOMES REALTECH PVT. LTD.
Kamlesh Banik
Director

VALUE HOMES REALTECH PVT. LTD.
Rita Banik
Director

DEVELOPER

CERTIFIED TRUE COPY OF EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY, M/S, VALUE HOMES REALTECH PRIVATE LIMITED, HELD ON 19TH DAY OF JUNE, 2023, AT 02:00 P.M AT BC - 207, CB - 207, NEWTOWN, ACTION AREA I, KOLKATA- 700156 WEST BENGAL AND CONCLUDED AT 02.30 PM.

AUTHORISED TO EXECUTE AND REGISTER A JOINT VENTURE DEVELOPMENT AGREEMENT AND A DEVELOPMENT LINK GENERAL POWER OF ATTORNEY

After discussion on the subject matter, the following resolution was passed unanimously:

"RESOLUTION THAT unanimous consent of the Board of Directors of the Company is hereby accorded to:

- a) That the Board of Directors have decided that the Company would develop **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **10 Cottah** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding **C.S Dag No. – 338**), **L.R. Khatian No. - 1454 & 1813**, in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28 in the District of North 24 – Parganas, Kolkata – 700102 on joint venture basis with the different land owners of the abovementioned land.
- b) For the purpose of such development the Company would execute and register a Joint Venture Development Agreement with the different land owners of the abovementioned land.

Contd...Page 2

- c) All the Directors of the Company shall sign, seal, execute and deliver and register all necessary deeds and documents, paper etc. and to do all such acts, deeds and things as may deemed necessary, expedient and desirable to execute and register a Joint Venture Development Agreement with the different land owners of the abovementioned land.
- d) For the purpose of and to give effect of such development the different land owners of the abovementioned land would execute a development link General Power of Attorney in favour of the nominee(s) of the company. In connection of this matter, **Mr. Kajal Kumar Mallick (DIN - 09104276)**, **Mr. Swapan Kumar Das (DIN - 02081089)** and **Mr. Kamalesh Banik (DIN - 00626518)**, being directors of the Company, are hereby jointly and severally selected and authorised as the nominee(s) of the company and are also hereby authorised to sign, seal, execute and deliver and register all necessary deeds and documents, paper etc. and to do all such acts, deeds and things as may deemed necessary, expedient and desirable to give effect to the said development link General Power of Attorney."

CERTIFIED TRUE COPY

VALUE HOMES REALTECH PVT. LTD.

Kajal Kumar Mallick
Director

Signature of
Kajal Kumar Mallick
(DIRECTOR)
(DIN: 09104276)

VALUE HOMES REALTECH PVT. LTD.

Swapan Kumar Das
Director

Signature of
Swapan Kumar Das
(DIRECTOR)
(DIN: 02081089)

VALUE HOMES REALTECH PVT. LTD.

Kamalesh Banik
Director

Signature of
Kamalesh Banik
(DIRECTOR)
(DIN: 00626518)












VALUE HOMES REALTECH PVT. LTD.

Rita Banik
Director

Signature of
Rita Banik
(DIRECTOR)
(DIN: 09264305)

Place: Kolkata












Date: 19th day of June, 2023

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: Swapan kumar Saha
 Signature: Swapan kumar Saha

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	left hand					
	right hand					

Name: POLY SAHA
 Signature: Poly Saha

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	left hand					
	right hand					

Name: KAJAL KUMAR MALLIK
 Signature: Kajal Kumar Mallik

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	left hand					
	right hand					

Name: SWAPAN KUMAR DAS
 Signature: Swapan k. d.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....
 Signature Kamallesh Banik

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	left hand					
	right hand					

Name.....
 Signature Riba Banik

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Name.....
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....

ସ୍ଥାୟୀ ଚେକ୍ ବକେଟ / PERMANENT ACCOUNT NUMBER

ALMPS7122E



ନାମ / NAME

SWAPAN KUMAR SAHA

ପିତା ନାମ / FATHER'S NAME

BALARAM SAHA

ଜନ୍ମ ତାରିଖ / DATE OF BIRTH

27-02-1961

ହସ୍ତାକ୍ଷର / SIGNATURE

Swapan Kumar Saha

B. Saha

ଅନୁଷ୍ଠାନ ନାମ / ୩୫୫୩୩୩

COMMISSIONER OF INCOME-TAX, WB

ଏହି ଚେକ୍ ବକେଟ / ଚେକ୍ ବକେଟ୍ ଏକ ସ୍ଥାୟୀ ଚେକ୍ ବକେଟ୍
ନିର୍ଦ୍ଦେଶନା ଦେଇ ପ୍ରସ୍ତୁତ କରାଯାଇଛି ଏବଂ ଏହା
କୌଣସି ଅନ୍ୟାନ୍ୟ ଉଦ୍ଦେଶ୍ୟ ପାଇଁ ବ୍ୟବହୃତ ନୁହେଁ,
ଏବଂ,
ଏହାର ମୂଲ୍ୟ,
ସମ୍ପୂର୍ଣ୍ଣ - ୭୦୦ ୦୦୦.

In case this card is lost/damaged/destroyed, please contact the issuing authority:
Joint Commissioner of Income-tax (System & Technical),
F-7,
Chowringhee Square,
Calcutta- 700 047

Swapan Kumar Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 21897073923851

To
স্বপন কুমার সাহা
Swapan Kumar Saha
SAO Balaram Saha
B B -91 SECTOR-1, SALT LAKE CITY, BIDHAN
NAGAR
Bidhannagr CC Block S.O
Kolkata
West Bengal 700064
9830053012
81567907
MD815679073FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

2023 6615 5805

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India
স্বপন কুমার সাহা
Swapan Kumar Saha
সময়সীমা / DOB : 27/02/1961
পুরুষ / Male



2023 6615 5805

আমার আধার, আমার পরিচয়

Swapan Kumar Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

POLY SAHA

GOURANGA CHANDRA SAHA

23/05/1965

Permanent Account Number

ALVPS6473K

Poly Saha
Signature



Poly Saha

सुदूर पूर्व के जर्म / पर्वत का कृष्ण सुदूर को / जर्म /
जर्म / की सेवा करवाई, इन सब से
प्रीति प्रतीक, कृष्ण सुदूर,
कृष्ण सुदूर के सुदूर को
कृष्ण, सुदूर - 411 042

कृष्ण सुदूर के सुदूर को / जर्म /
कृष्ण सुदूर के सुदूर को / जर्म /
कृष्ण सुदूर के सुदूर को / जर्म /
कृष्ण सुदूर के सुदूर को / जर्म /
कृष्ण सुदूर के सुदूर को / जर्म /

कृष्ण सुदूर के सुदूर को / जर्म /


 भारत-सर्वकार
 GOVERNMENT OF INDIA




পলি সাহা
 Poly Saha
 জন্ম বর্ষ / Year of Birth : 1965
 মহিলা / Female



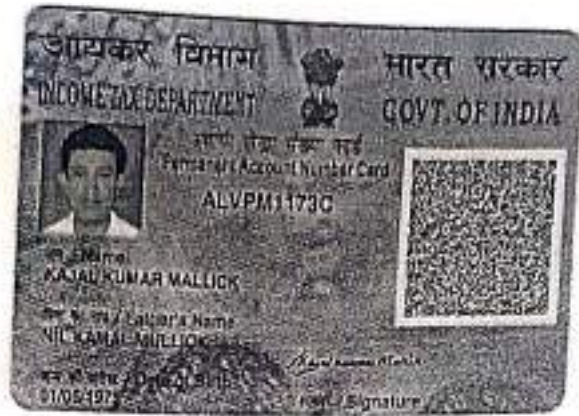
6541 6672 3380

আধার - সাধারণ মানুষের অধিকার

Poly Saha


 ভৌতীয়মন্ত্রণালয়
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> ঠিকানা: W/O স্বপন কুমার সাহা, বি বি -৯১ সেক্টর-১, লেক সিটি, বিধান নগর, বিধাননগর সি সি ১০ প.ও, কলকাতা, পশ্চিমবঙ্গ, ৭০০০৬৪ </p>	<p> Address: W/O Swapan Kumar Saha, B B -91 SECTOR-1, SALT LAKE CITY, BIDHAN NAGAR, Bidhannagr CC Block S.O, Bidhannagr CC Block, Kolkata, West Bengal, 700064 </p>
---	---



Kajal Kumar Mallick



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15017/09908

To
কাজল কুমার মলিক
Kajal Kumar Mallick
JYOTI NAGAR
Rajarhat-gopalpur (m)
North 24 Parganas West Bengal - 700159
9581868899



আপনার আধার সংখ্যা / Your Aadhaar No. :

3408 3316 0287

VID : 9191 5044 0017 3532

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



কাজল কুমার মলিক
Kajal Kumar Mallick
জন্মতারিখ/DOB: 01/06/1975
পুরুষ/ MALE

3408 3316 0287

VID : 9191 5044 0017 3532

আমার আধার, আমার পরিচয়



Government of India



তথ্য / INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের নয়
- আধার অমর এবং সুবক্ষিত।
- নিরাপদ কিউআর কোড / অফলাইন এসএনএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- আধারের সময় প্রকার যেমন আধার কার্ড, ই-আধার এবং এম-আধার সমাপ্তির বৈধতা ১০ বছর আধার নম্বরের আরম্ভের তারিখ আধার আইডেনটিটি (ডিআইডি) ব্যবহার করা যেতে পারে।
- ১০ বছর অথচ প্রকার আধার আপডেট করুন।
- আধার আপনাকে বিভিন্ন সরকারি এবং বেসরকারি সুবিধা / পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নম্বর এবং ইমেল আইডি আপডেট রাখুন।
- আধার পরিষেবাগুলি গ্রহণ করতে স্মার্টফোনে mAadhaar অ্যাপ ডাউনলোড করুন।
- নিরাপদে নিশ্চিত করতে আধার/বায়োমেট্রিকের নক/অনলক বৈশিষ্ট্যগুলি ব্যবহার করুন।
- যে সংগঠন আধার গ্রহণে তারা বন্দবস্ত সহায়তা চাইতে যোগ্য।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

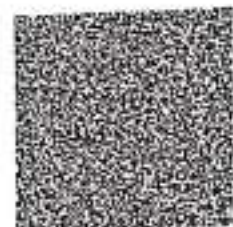


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
জ্যোতি নগর, রাজহাট গোপালপুর (এম), উত্তর ২৪
পার্শ্বা,
পশ্চিম বঙ্গ - 700159

Address:
JYOTI NAGAR, Rajarhat-gopalpur (m), North
24 Parganas,
West Bengal - 700159



3408 3316 0287

VID : 9191 5044 0017 3532

1047 | help@uidai.gov.in | www.uidai.gov.in

Kajal Kumar Mallick

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHOPD3494Q



नाम / Name
SWAPAN KUMAR DAS

पिता का नाम / Father's Name
AMAR CHANDRA DAS

पता का नंबर / Post Office
0541087

स्वप्न कुमार

Swapan k m

भारत सरकार
GOVERNMENT OF INDIA



स्वपन कुमार दास
Swapan Kumar Das
जन्मदिनांक/ DOB: 05/11/1975
पुलक / MALE



6314 6745 9814

आमारा आधाार, आमारा परिचय

Swapan k das

भारतीय विशिष्ट पहचान प्राधिकरण
BIOMETRIC IDENTIFICATION AUTHORITY OF INDIA



ठिकाना:
59/3: अमर चंद्र दास,
गौरांगनगर, बालकुंज परी,
बिड रोड, अहिनी नगर,
उत्तर 24 परगना,
पश्चिम बंग - 700159

Address:
59: Amar Chandra Das,
Gouranganagar, Ramkrishna
Park, New Town, Aswin Nagar,
North 24 Parganas,
West Bengal - 700159

6314 6745 9814

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAMALESH BANIK
PRAFULLA KUMAR BANIK

02/02/1952

Permanent Account Number

ADLPB2553R

Kamlesh Banik
(Signature)

Signature



Kamlesh Banik

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UHISL
Plot No. 3, Sector 11, CHD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सौंपें।
आयकर पैन सेवा इकाई, UHISL
प्लॉट नं. 3, सेक्टर 11, चिड बेलपुर,
नवी मुंबई - 400 614।



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

জাতিকৃতিকর আই ডি / Enrollment No.: 1111/60073/06881

To
 কামেশ বসিক
 Kamlesh Bank
 S/O: Pralub Bank
 CG-231 SECTOR-2
 SALLAKE
 Bichannagar(M)
 Sech Bhowan
 North 24 Paraganas North 24 Parganas
 West Bengal 700091
 9433265849
 247462703
 02/05/2015
 MP474627031FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7783 2638 6592

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India



কামেশ বসিক
 Kamlesh Bank
 পিতা : প্রলুব বসিক
 Father : Pralub Bank
 জন্মতারিখ / DOB 02/02/1952
 লিঙ্গ / Male



7783 2638 6592

আধার - সাধারণ মানুষের অধিকার

Kamlesh Bank

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AEEP3640K



नाम / NAME
RITA BANIK

पिता का नाम / FATHER'S NAME
SUNIL CHANDRA SEN

जन्म तिथि / DATE OF BIRTH
07-12-1958

स্বक्षर / SIGNATURE

Rita Banik

EB Has

आयकर अधीक्षक, व.द. ३१

COMMISSIONER OF INCOME-TAX, W.D. 31

Rita Banik



ভারত সরকার
 Unique Identification Authority of India
 Government of India

আনিকাঙ্কিত আই ডি / Enrollment No.: 1111/60073/06882

To
 রীতা বনিক
 Rita Banik
 W/O: Kamalesh Banik
 C G -231 SALT LAKE
 SECTOR-2
 Bidhannagar(M)
 Sech Bhawan
 North 24 Parganas North 24 Parganas
 West Bengal 700091
 9903035123

02/05/2015
 247460532



MP474605328FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3952 5529 8692

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

রীতা বনিক
 Rita Banik
 পিতা : সুনীল চন্দ্র সেন
 Father : Sunil Chandra Sen
 তথ্য তারিখ / DOB : 07/12/1958
 লিঙ্গ / Female



3952 5529 8692

আধার - সাধারণ মানুষের অধিকার

Rita Banik

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

AAHCV9546J



जारीकर्ता
VALUE HOMES REALTECH PRIVATE LIMITED

जारी तिथि की प्रतिलिपि
 Date of Issuance of this Card
12/03/2021

इस कार्ड के लोह/प्लेन पर कृपया सुरक्षित रखें/सहेरें।
 अक्षय के लिए धन्य, यह कार्ड के साथ
 5 मी. की दूरी, पंके सहित,
 पते नं. 344, जी.पी. 999/9,
 भारत सरकार, नया दिल्ली पोस्ट के कार,
 पिन - 411 016

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

Income Tax PAN Services Unit, NSDC,
 5th Floor, Market Building,
 Plot No. 344, G.P.O. No. 999/9,
 Model Colony, New Delhi Post Office, New Delhi,
 Pin - 411 016

Tel: 91-26-1221 1221, Fax: 91-26-2721 2621
 e-mail: nsdc@nsdc.co.in

VALUE HOMES REALTECH PVT. LTD.
Swapan
Director



ভারতের নির্বাচন কমিশন
 भारत चयन आयोग
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ATR1759885



নির্বাচকের নাম : মিলন সর্দার

Elector's Name : Milan Sarder

পিতার নাম : আবু জাফর সর্দার

Father's Name : Abu Jafar Sarder

স্ব/স্ব : পু/ M

জন্ম তারিখ
 Date of Birth : 27/09/1981

ATR1759885

স্বাক্ষর
 Signature
 ১৫৭ মেটাভূমি, কলকাতা-৭০০০৬৬

Address:
 UTTAR BICHANGARI (SANTOSH PUR
 PADARNATI, UCHUDANGAL, WAHESHTALA,
 RAJENDRANAGAR, KOLKATA-700066

B

Date: 30/12/2014

(স্বাক্ষর করুন এবং স্বাক্ষর করুন)
 Facsimile Signature of the Electoral
 Registration Officer for
 157-Metlaburuz Constituency

স্বাক্ষর করুন এবং স্বাক্ষর করুন
 স্বাক্ষর করুন এবং স্বাক্ষর করুন

In case of change in address mention the Card No
 in the return form for including your name in the
 roll at the changed address and to obtain the card
 with same number

২০০৭

Milan Sarder

Major Information of the Deed

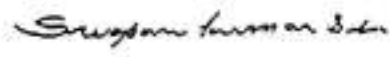
Deed No :	I-1902-08303/2023	Date of Registration	22/06/2023
Query No / Year	1902-2001578011/2023	Office where deed is registered	
Query Date	19/06/2023 12:34:39 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Milon Sardar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830829359, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declarallon [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,25,00,008/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 25,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Mahisbathan, Mouza: Mahisbathan, , Ward No: 28 JI No: 18, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-348 (RS :-)	LR-1454	Bastu	Shali	5 Katha		1,12,50,004/-	Property is on Road
L2	LR-348 (RS :-)	LR-1813	Bastu	Shali	5 Katha		1,12,50,004/-	Property is on Road
	TOTAL :				16.5Dec	0/-	225,00,008 /-	
	Grand Total :				16.5Dec	0/-	225,00,008 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SWAPAN KUMAR SAHA Son of Late BALARAM SAHA Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office	 22/06/2023	 LTI 22/06/2023	 22/06/2023







BB-91, SECTOR-I, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2E, Aadhaar No: 20xxxxxxxx5805, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023, Admitted by: Self, Date of Admission: 22/06/2023, Place : Office






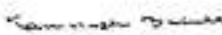



2	Name	Photo	Finger Print	Signature
	Mrs POLY SAHA Wife of Mr SWAPAN KUMAR SAHA Executed by: Self, Date of Execution: 22/06/2023, Admitted by: Self, Date of Admission: 22/06/2023, Place : Office			<i>Poly Saha</i>
		22/06/2023	LTI 22/06/2023	22/06/2023
BB-91, SECTOR-i, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx3K, Aadhaar No: 65xxxxxxxx3380, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023, Admitted by: Self, Date of Admission: 22/06/2023, Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VALUE HOMES REALTECH PRIVATE LIMITED RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162, PAN No.:: AAxxxxxx6J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr KAJAL KUMAR MALLICK (Presentant) Son of Late NILKAMAL MALLICK Date of Execution - 22/06/2023, Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Kajal Kumar Mallik</i></td> </tr> <tr> <td></td> <td>Jun 22 2023 12:25PM</td> <td>LTI 22/06/2023</td> <td>22/06/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr KAJAL KUMAR MALLICK (Presentant) Son of Late NILKAMAL MALLICK Date of Execution - 22/06/2023, Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office			<i>Kajal Kumar Mallik</i>		Jun 22 2023 12:25PM	LTI 22/06/2023	22/06/2023
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	Jun 22 2023 12:25PM	LTI 22/06/2023	22/06/2023										
JYOTINAGAR, City:- , P.O:- GOURANGO NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3C, Aadhaar No: 34xxxxxxxx0287 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as)													

Name	Photo	Finger Print	Signature
Mr SWAPAN KUMAR DAS Son of Mr AMAR CHANDRA DAS Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office	 <small>Jun 22 2023 12:26PM</small>	 <small>LTI 22/06/2023</small>	 <small>22/06/2023</small>
RAPKRISHNAPALLY, City:- , P.O:- GOURANGONAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q, Aadhaar No: 63xxxxxxxx9814 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as PARTNER)			
3 Mr KAMALESH BANIK Son of Late PRAFULLA BANIK Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office	 <small>Jun 22 2023 12:26PM</small>	 <small>LTI 22/06/2023</small>	 <small>22/06/2023</small>
CG 231, SECTOR -2 SALT LAKE, City:- , P.O:- SECH BHWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3R, Aadhaar No: 77xxxxxxxx6592 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as PARTNER)			
4 Mrs RITA BANIK Wife of KAMALESH BANIK Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office	 <small>Jun 22 2023 12:27PM</small>	 <small>LTI 22/06/2023</small>	 <small>22/06/2023</small>
CG-231, SECTOR-2, SALT LAKE, City:- , P.O:- SECH BHAWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6K, Aadhaar No: 39xxxxxxxx8692 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED			

Identifier Details :

Name	Photo	Finger Print	Signature
MILON SARDAR Son of A.Z. SARDAR SANTOSH PUR PADIRHATI, City:- , P.O:- BIDHANGARH, P.S:-Rabindranagar, District:-South 24-Parganas, West Bengal, India, PIN:- 700066	 <small>22/06/2023</small>	 <small>22/06/2023</small>	 <small>22/06/2023</small>
Identifier Of Mr SWAPAN KUMAR SAHA, Mrs POLY SAHA, Mr KAJAL KUMAR MALLICK, Mr SWAPAN KUMAR DAS, Mr KAMALESH BANIK, Mrs RITA BANIK			

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr SWAPAN KUMAR SAHA	VALUE HOMES REALTECH PRIVATE LIMITED-8.25 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs POLY SAHA	VALUE HOMES REALTECH PRIVATE LIMITED-8.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Mahisbathan, Mouza: Mahisbathan, , Ward No: 28 JI No: 18, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 348, LR Khatian No:- 1454	Owner:স্বপন কুমার সাহা, Gurdian:স্বপন কুমার সাহা, Address:বিল্ডা, Classification:পলি, Area:0.07000000 Acre,	Mr SWAPAN KUMAR SAHA
L2	LR Plot No:- 348, LR Khatian No:- 1813	Owner:পলি সাহা, Gurdian:স্বপন কুমার সাহা, Address:বিল্ডা, Classification:পলি, Area:0.08000000 Acre,	Mrs POLY SAHA

22-06-2023

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.

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

Presented for registration at 12:18 hrs on 22-06-2023, at the Office of the A.R.A. - II KOLKATA by Mr KAJAL KUMAR MALLICK ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,25,00,008/-

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

Execution is admitted on 22/06/2023 by 1. Mr SWAPAN KUMAR SAHA, Son of Late BALARAM SAHA, BB-91, SECTOR-I, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mrs POLY SAHA, Wife of Mr SWAPAN KUMAR SAHA, BB-91, SECTOR-i, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Indetified by MILON SARDAR, , Son of A.Z. SARDAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 22-06-2023 by Mr KAJAL KUMAR MALLICK, , VALUE HOMES REALTECH PRIVATE LIMITED, RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162

Indetified by MILON SARDAR, , Son of A.Z. SARDAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-06-2023 by Mr SWAPAN KUMAR DAS, PARTNER, VALUE HOMES REALTECH PRIVATE LIMITED, RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162

Indetified by MILON SARDAR, , Son of A.Z. SARDAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-06-2023 by Mr KMALESH BANIK, PARTNER, VALUE HOMES REALTECH PRIVATE LIMITED, RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162

Indetified by MILON SARDAR, , Son of A.Z. SARDAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

Execution is admitted on 22-06-2023 by Mrs RITA BANIK,

Indetified by MILON SARDAR, , Son of A.Z. SARDAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,105.00/- (B = Rs 25,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2023 9:24PM with Govt. Ref. No: 192023240106457328 on 21-06-2023, Amount Rs: 25,021/-, Bank: SBI EPay (SBIPay), Ref. No. 8472902648019 on 21-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs. 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24310, Amount: Rs.100.00/-, Date of Purchase: 19/06/2023, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/06/2023 9:24PM with Govt. Ref. No: 192023240106457328 on 21-06-2023, Amount Rs: 39,921/-, Bank: SBI EPay (SBlePay), Ref. No. 8472902648019 on 21-06-2023, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 265116 to 265177
being No 190208303 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.06.28 12:22:27 -07:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2023/06/28 12:22:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
22.11.2007