

9057/22

D. 9069/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 922265

Notarized that the document is admitted for registration. The Signature sheet and endorsement sheets attached with document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

28 JUN 2022

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT made this the 28th
day of June Two Thousand Twenty Two (2022)

BETWEEN

22/1927407/22

Major Information of the Deed

Deed No :	I-1607-09069/2022	Date of Registration	28/06/2022
Query No / Year	1607-2001927407/2022	Office where deed is registered	
Query Date	26/06/2022 5:28:05 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE,,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 25,92,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



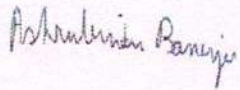
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondalpara Extn., , Premises No: 15, , Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	25,65,002/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.95Dec	1 /-	25,65,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



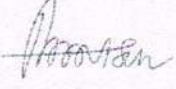
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	M: ASHRUBINDU BANERJEE Son of Late BIJOY KUMAR BANERJEE Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office			
		28/06/2022	LTI 28/06/2022	28/06/2022
125, PASHUPATI BHATTACHARYA ROAD,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx6L, Aadhaar No: 25xxxxxxxx8069, Status :Individual, Executed by: Self, Date of Execution: 28/06/2022 , Admitted by: Self, Date of Admission: 28/06/2022 ,Place : Office				



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	THE MAYUR 30A, CHANDITALA BRANCH ROAD,, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: Alxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMIT SEN (Presentant) Son of Mr RATHINDRANATH SEN Date of Execution - 28/06/2022, , Admitted by: Self, Date of Admission: 28/06/2022, Place of Admission of Execution: Office			
		Jun 28 2022 12:04PM	LTI 28/06/2022	28/06/2022
84, PASHUPATI BHATTACHARJEE ROAD,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: Alxxxxx7A, Aadhaar No: 42xxxxxxxx1620 Status : Representative, Representative of : THE MAYUR (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAIBAL AICH Son of Late M K AICH 18, P T LANE,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			<i>Saibal Aich</i>
	28/06/2022	28/06/2022	28/06/2022
Identifier Of Mr ASHRUBINDU BANERJEE, Mr AMIT SEN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHRUBINDU BANERJEE	THE MAYUR-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHRUBINDU BANERJEE	THE MAYUR-100.00000000 Sq Ft

Endorsement For Deed Number : 1 - 160709069 / 2022

On 27-06-2022

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 25,92,002/-



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 28-06-2022

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

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

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

Presented for registration at 11:58 hrs on 28-06-2022, at the Office of the A.D.S.R. BEHALA by Mr AMIT SEN ,

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

Execution is admitted on 28/06/2022 by Mr ASHRUBINDU BANERJEE, Son of Late BIJOY KUMAR BANERJEE, 125, PASHUPATI BHATTACHARYA ROAD,, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 28-06-2022 by Mr AMIT SEN, PROPRIETOR, THE MAYUR, 30A, CHANDITALA BRANCH ROAD,, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/06/2022 7:34PM with Govt. Ref. No: 192022230060209358 on 27-06-2022, Amount Rs: 28/-, Bank: SBI
EPay (SBIPay), Ref. No. 6949086709932 on 27-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 922265, Amount: Rs. 100/-, Date of Purchase: 01/11/2021, Vendor name: L K DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2022 7:34PM with Govt. Ref. No: 192022230060209358 on 27-06-2022, Amount Rs: 4,970/-, Bank: SBI EPay (SBiePay), Ref. No. 6949086709932 on 27-06-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 286806 to 286834

being No 160709069 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.07.04 15:24:03 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/07/04 03:24:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

MR. ASHRUBINDU BANERJEE (AADHAAR NO. : 2544 4522 8069 & PAN NO. ADBPB7556L) , son of Late Bijoy Kumar Banerjee, by faith Hindu, by occupation retired, by Nationality Indian, presently residing at Jhinuk Abasan, B/2, Haldia(M), Purba Medinipur, WB, Pin 721607 permanently residing at 125 Pashupati Bhattacharya Road, Kolkata- 700034, within Post Office- Behala and Police Station - Behala, hereinafter called and referred to as the "**OWNER/ VENDOR**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

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

WHEREAS By an Indenture dated 25.11.1991 registered at R.A Calcutta being Deed No. 16018 Book No. I, Volume No. 396, Pages 137 to 156 for the year 1991 Sri Ashrubindu Banerjee, the said

owner/vendor has purchased a plot of land measuring more or less 3 (three) Cottahs 0 (Zero) Chittacks 0 (Zero) square feet lying and situate at Mouza – Mondal Para, J.L. No. 6, R.S. No. 190, Touzi No. 80, RS Khatian No. 23, RS Dag No. 427, LR Dag No. 427/928 Lr Khatian No.1161 being Premises No.15, Mondal Para Extn (Postal Address 125, Pashupati Bhattacharya Road, Kolkata-700034) within Police Station & Post Office – Behala, within the limits of the Kolkata Municipal Corporation Ward No. 121 as fully described in the **First Schedule** hereunder written and hereinafter referred to as the "**Said Land**".

AND WHEREAS the said OWNER/VENDOR had constructed a residential building at the Said Land, hereinafter referred to as the "**Said Building**". The **Said Land** and the **Said Building** are hereinafter collectively referred to as the "**Said Property**".

AND WHEREAS the **Said Property** is recorded in the Assessment Register of the Kolkata Municipal Corporation, hereinafter referred to as the "**KMC**", bearing assessee no. 411210900152.

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

AND WHEREAS The Owner became desirous of developing the **SAID LAND** by constructing a multi storied building thereat after demolishing the Said Building, hereinafter referred to as the "**PROPOSED BUILDING**".

AND WHEREAS The Owner has approached the said Developer/Builder to undertake the work for development of the Said Land by constructing a multi storied building on the Said Land, hereinafter referred to as the "**Said Project**" according to the building plan to be sanctioned by the KMC as par the Building Rules and in accordance with the specifications as mentioned in the Fourth Schedule hereunder written by the entire cost and expenses of the Developer.

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

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

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

- 1) That the Owner do hereby appoint and grant exclusive right, authority and power to the Developer;
 - i) To develop and construct the said Proposed Building in accordance with the building plan/s to be sanctioned by the said KMC and to sell the developer's allocation as DEVELOPER ALLOCATION described in Fourth Schedule hereunder written to intending purchaser/s and to construct the flats in the said Proposed Building as per the requirement of the intending purchaser/s and to facilitate the sell proceedings thereof.

- ii) To enter into "Agreement for Sale" and to transfer or otherwise deal with or dispose of the developer's allocation described in Fourth Schedule hereunder written together with proportionate undivided share of land and other common facilities and amenities to the intending purchaser/s and to receive part or full consideration money from the sell proceedings in respect of developer's allocation and retain the same.
- iii) To engage Architect/LBS for preparing and obtaining building plan from said KMC together with all other necessary papers and documents for **Said Project**.
- iv) To sign, submit, apply all the necessary documents to the appropriate authority for and on behalf of the owners and in the name of the owners for **Said Project**.
- v) To look after, manage, supervise, conduct and do all and every act, deed, matter and thing as and when necessary for **Said Project** as well as to sell the Flat/s of Developer's Allocation together with proportionate undivided share of land and other common facilities and amenities appertaining thereto.
- vi) To apply to all the authority concerned, Government Department and other authorities relating to the Said Project for obtaining water, electric, sewerage and other connections and other amenities and facilities.
- vii) To setup/form the Owners' Association in the proposed building after completion of construction of the said proposed building as per the Developer choice and convenience and may manage the same. The title Deed and other original documents of the said land shall be

handed over to the owners' Association by the aforesaid owners immediately after formation of the said Association.

- viii) To prepare of the Building plan as per his choice, criteria exclusively within the rules and regulations of the said KMC. The Developer shall arrange the same to get sanction of the building plan from the KMC within 12(twelve) months from the date of execution of the General Power of Attorney in favour of **Mr. Amit Sen**, proprietor of the said "**M/s The Mayur**". It is hereby agreed by the owners herein that the period to obtain the necessary documents like Parcha, B.L.R.O Mutation Certificate, Khajna Receipt, name correction in KMC record etc, if any, shall be excluded from the period of the said 12(twelve) months.
- ix) To institute, conduct or prosecute any suit or legal proceedings in the name of the Owners that may be found necessary.
- x) To demolish the existing old structure standing on the said land at their own costs and expenses and after demolition, all kinds of materials of the said existing structure shall belong to the Developer.
- xi) The Owners shall make out a clear and marketable title of the Said Property and answer all requisition of the Developer in this regard. The owners shall bear all the necessary expenditure to obtain and to complete the formalities to get the Parcha, B.L.R.O Mutation Certificate, Khajna Receipt, name correction in KMC record, if any, etc.

- 2) The Owners shall keep safely all original title deeds & documents as referred hereinbefore related to the Said Property in their own custody till the completion of the said project and to be produced the same to said developer or any other authority viz KMC, Bank, BLRO etc as and when required. After successful completion of the said project developer shall handover the original document to authority of registered flat association only. Developer shall keep all the original documents in his own custody till formation and registration of the flat owners' association exclusively.
- 3) The owner shall allow or arrange for the Developer and/or its men, servants and agents to enter the Said Property.
- 4) Not to cause any interference or hindrance or any act or things whereby the Developer may be prevented from selling, assigning and/or disposing of the Developer's Allocation in the said **PROPOSED BUILDING** at the said land as well as the Joint Portion in the said **PROPOSED BUILDING** as stated hereinbefore.
- 5) The said Owner shall positively give vacant possession of the said property to the Developer within 1(one) month from the date of this agreement.
- 6) The said Owner shall empower and authorize by the Registered Power of Attorney in favour of the Developer to execute and complete the said proposed building and to sell or any kind of transfer of the flats, car parking spaces of the Developer's allocation (fully described in the THIRD SCHEDULE hereunder written) together with

proportionate roof right, undivided proportionate right and share of the said land and proportionate share in common areas utilities and all the common facilities through registered deeds of conveyances and to enter into sale agreement, to advertise through any media, to execute any document, declaration or affidavit for the interest of the said proposed building to appoint different type of professional men, to appoint advocate, to receive advance or part payment or full consideration money for and in respect of the Developer's Allocation, and for all such purposes as may be required. Owner shall execute and register the General Power of Attorney in favour of developer and the said Power shall remain in force till the completion of registration of the entire Developer allocation and Joint portion of the said proposed building in favour of the intending purchasers. If the Developer wants to retain any flat or portion of the flat of the Developer's allocation for his own use he has liberty to do the same and developer may register the same in his own name by paying the requisite government revenue to appropriate authority as applicable in the absence of the Owner (due to death or otherwise) during the subsistence of this Agreement, the legal heirs of the Owner shall be bound by this Joint Venture Agreement and sign, execute and produce all or any papers and/or documents without any hindrances as asked for and found necessary by the Developer for completion of the said proposed building as well as said sale proceedings. The legal heirs of the Owner shall in

no case can change any clauses as stated in this agreement. Moreover, they would not be able to claim any additional benefit other than those stated herein and they would be bound to execute further Power of Attorney in favour of Developer as may be required otherwise the said property shall be treated as charged under the said developer.

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

- 1) To get maximum F.A.R from the said KMC as per Building Rules and the Developer will bear the entire cost of the said proposed building in all respect.
- 2) To complete the said project within 24 (twenty four) months from the date of sanction of the building plan or date of taking over possession of the said property whichever is later save and except any force majeure and the other statutory obligation to be completed as sated hereinbefore in recital portion of this agreement and in that cases the Developer shall have liberty to extend the time as per his requirement.
- 3) That upon completion of the new building the developer will handover the Owner's allocation as described in Second Schedule hereunder written in the new building to the Owners to be furnished as per specification described in Fourth Schedule hereunder written and complete residential condition with water and electricity.
- 4) During contractual period if any labour problems,

financial, political or any kind of problem arise in that case the developer will solve the same at his own cost and responsibility and the owners will give written consent if be required in such cases.

- 5) In the event of demise of the Developer during the stipulated period the legal heirs of the Developer shall remain liable to abide by the terms and conditions of this Agreement.
- 6) Developer shall arrange for shifting of habitation for the owner at other place at his (Developer's) cost and the entire rent or cost for the same to be paid by the developer himself till handing over of the owner's allocation to the said downer.

C. **Rates, taxes and utilities:** All rates, taxes and/or out goings in respect of the Said Property shall be borne and paid in the manner following:

- a. **Owners:** By the Owner up to the date of execution of this Agreement and after the dates of taking over the possession of owner's allocation in the said proposed building.
- b. **Developer:** By the Developer from the date of execution hereof till handing over of the Saleable Areas in respect of the Developers allocation in the said proposed building to the intending purchasers.
- c. **Transferees:** By the transferees of the saleable Areas in the said proposed building from the respective dates of offering possession to them and for this purpose, the

Developer will be deemed to be a Transferee for the unsold Saleable Areas of developer's allocation.

- D. **JURISDICTION:** All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Kolkata.
- E. **INSURANCE :**Take out insurances that may be available for the Project and as necessary.
- F. **CONSTRUCTION LOAN:** The Developer may obtain construction loan for the Said Project but in doing so, it shall in no manner whatsoever encumber or create any charge in respect of the Said Land.
- G. **FORCE MAJEURE:** Force Majeure shall mean any act of God including without limitation flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.
- H. **OWNERS' DEFAULT:** In case the Owner are unable to fulfil any of their Obligations or in case any liability or encumbrance is found relating to the said property and the Owner fail to remove the same within 30 days from receiving notice from the Developer to do so (force majeure conditions exempted) then the Developer at its discretion may incur the cost of removing such liability or encumbrance, as the case may be. In such an event, the Owner shall forthwith reimburse the costs so incurred by the Developer.
- I. **DEVELOPER'S DEFAULT:** If the Developer fails to start the Said project within the stipulated Date in spite of the Owner

fulfilling all their Obligations and no other liability or encumbrance being found in respect of the Said Property (force majeure conditions exempted) then, the Owner shall be entitled to Rs.5,000/- (Rupees Five thousand) per month as compensation till the execution of the said project.

- J) **NO PARTNERSHIP:** This Agreement for all purposes whatsoever shall be deemed to be between two principals and not a partnership or a venture by an association of parties.
- K) This agreement should be registered.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DETAILS OF LAND)

ALL THAT piece and parcel of land measuring more or less 3 (three) Cottahs 0 (Zero) Chittacks 0 (Zero) square feet together with 100 sft R.T.S structure lying and situate at Mouza - Mondal Para, R.S.J.L. No. 6, R.S. No. 190, Touzi No. 80, RS Khatian No. 23, RS Dag No. 427, L.R. JL - 106 L.R. Dag No.- 427/928 L.R Khatian No.-1161 being Premises No. 15 Mondal Para Extn (Postal Address 125, Pashupati Bhattacharya Road, Kolkata-700034) being Assessee No. 411210900152 within Police Station -Behala and Post Office - Behala within the limits of the Kolkata Municipal Corporation Ward No. 121 in the District of 24-Parganas (South) which is butted and bounded as follows :-

ON THE NORTH : P-128, P.B Road, Shyamapally, Kol-34.

ON THE SOUTH : 12/1/B, P.B Road, Shyamapally, Kol-34.

ON THE EAST : 16/16 Pasupati Bhattacharya Rd Kol-34.

ON THE WEST : 12 Feet KMC ROAD.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

OWNER'S ALLOCATION: shall mean -

- 1) 1 (One) no. 2BHK self-contained flat on the ground floor admeasuring half area of the entire ground floor built-up area only as per plan sanctioned by KMC at either side as per developer's discretion in the said project.
- 2) And Rs.22,00,000/- (Rupees Twenty Two Lac) only. The said amount shall be paid in 2/3 instalments to be started after sanction of the building plan from KMC.

In addition to the above the proportionate right and share of the said land and proportionate share in common areas utilities and all the common facilities of the said project to be developed at Premises No. 15 Mondal Para Extn (Postal Address 125, Pashupati Bhattacharya Road, Kolkata-700034) being Assessee No. 411210900152 within Police Station -Behala and Post Office - Behala within the limits of the Kolkata Municipal Corporation Ward No. 121, Dist South 24 Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

Developer's Allocation shall mean the entire spaces, flats, floor, car parking spaces including every piece & parcel of the proposed building save & except entire Owner's Allocation as mentioned in the second schedule in the proposed multi storied building together with proportionate right and share of the said land and proportionate share in common areas utilities and all the common

facilities of the Premises No. 15 Mondal Para Extn (Postal Address 125, Pashupati Bhattacharya Road, Kolkata-700034) being Assessee No. 411210900152 within Police Station -Behala and Post Office - Behala within the limits of the Kolkata Municipal Corporation Ward No. 121, District South 24 Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of the flats and amenities)

1. **BUILDING :**

- a) R.C.C. framed building with R.C.C. foundation, columns, beams, slabs as designed by structural engineers.
- b) External walls and partition walls between two flats will be of 8" (200mm) and Internal walls will be 3' & 5"(75 mm/125 mm).
- c) All walls and ceilings will be plastered with cement mortar (1:5).
- d) Internal walls of the flat, staircase and any individual space will be finished with plaster of paris, except lobby and common areas.

2. **DOORS :**

- a) Standard quality wooden frame will be provided for all doors.
- b) All internal doors will be of commercial type flush doors.

3. **WINDOWS :**

Aluminium or steel windows with glass panels including M.S. guard fittings will be provided.

4. **FLOORINGS :**

All floors will be finished by Marble Stone or Vitrified Floor Tile.

5. **KITCHEN :**

- a) Standard size black stone cooking platform.
- b) Standard size sink will be provided.
- c) Two feet or six inches glazed tiles will be provided above cooking platform.

6. **TOILET :**

- a) White glaze sanitary fixtures of standard quality will be provided in all toilets.
- b) All internal pipe fittings will be concealed in fixture.
- c) Good quality C.P. fittings will be provided for each toilets.
- d) Toilet walls will have Wall tiles upto a height of five feet over skirting.

7. **ELECTRIFICATIONS & WATER SUPPLY :**

- a) All wiring will be concealed in proposed building each bed room, 2 Nos. light point, 1 (one) fan point, 1 No. 5 amp plug point and only one 15 amp plug point at dinning space.
Kitchen - 1 No. light point, 1 No. 5 amp plug point. Toilet - 1 No. light point, 1 No. 5 amp plug point.
- b) Water Supply: - KMC water supply.
- c) Electrical Meter (Common): The Developer will arrange for the electrical meter from CESC for common services at his own cost.

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

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

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

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

SIGNED AND DELIVERED at Kolkata In the presence of:

1. DEBASMITA MUKHERJEE
D-201, SRESHTA GARDEN, KALIPARK
RAJARHAT MAIN ROAD, RAJARHAT
KOLKATA - 700136

2. Saibal Aich
18, P. T. Lane
Kol-34.

Ashwinkumar Banerjee

SIGNATURE OF THE OWNER

M/S THE MAJUR

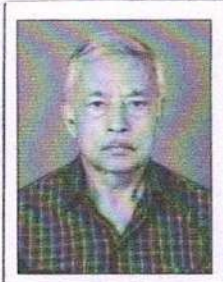
[Signature]
Proprietor

**SIGNATURE OF THE
DEVELOPER/BUILDER**






















Drafted by me :

Ratanlal, Dutta
Advocate WB/277/83
Alipor Criminal Court
Kolkata - 27

SPECIMEN FORM FOR TEN FINGER PRINTS

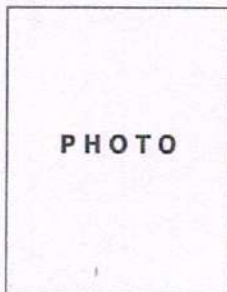


Asterlinde Barreira

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE



Amr Sun





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

GRN Details

GRN:	192022230060209358	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	27/06/2022 19:31:48	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6949086709932	BRN Date:	27/06/2022 19:34:11
Gateway Ref ID:	217830880771	Method:	State Bank of India UPI
Payment Status:	Successful	Payment Ref. No:	2001927407/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Amit Sen
Address: 30A C B Road Kol 53
Mobile: 9007437769
Depositor Status: Attorney of Executant
Query No: 2001927407
Applicant's Name: Mr SAIBAL AICH
Identification No: 2001927407/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001927407/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	4970
2	2001927407/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	4998

IN WORDS: FOUR THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

PAN
at
Joshi



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001927407/2022	Office where deed will be registered
Query Date	26/06/2022 5:28:05 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE., Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status :Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 25,92,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mondalpara Extn., , Premises No: 15, , Ward No: 121 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	25,65,002/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.95Dec	1/-	25,65,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr ASHRUBINDU BANERJEE Son of Late BIJOY KUMAR BANERJEE 125, PASHUPATI BHATTACHARYA ROAD,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx6L, Aadhaar No: 25xxxxxxxx8069, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	THE MAYUR 30A, CHANDITALA BRANCH ROAD,, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No.:: Alxxxxxx7A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AMIT SEN Son of Mr RATHINDRANATH SEN84, PASHUPATI BHATTACHARJEE ROAD,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: Alxxxxxx7A, Aadhaar No: 42xxxxxxxx1620	THE MAYUR (as PROPRIETOR)

Identifier Details :

Name & address
Mr SAIBAL AICH Son of Late M K AICH 18, P T LANE,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr ASHRUBINDU BANERJEE, Mr AMIT SEN

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr ASHRUBINDU BANERJEE	THE MAYUR-4.95 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr ASHRUBINDU BANERJEE	THE MAYUR-100.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 26-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 26-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA