

SL-622/2023

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19/1/23

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q-2-1172/8/23

AL 544003

Certified that the document is admitted for registration. The signature sheet/s and endorsement sheets attached with the document are the part of this documents

Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

9 JAN 2023

JOINT VENTURE DEVELOPEMENT AGREEMENT

THIS JOINT VENTURE DEVELOPEMENT AGREEMENT MADE THIS THE
19TH DAY OF JANUARY, TWO THOUSAND TWENTY THREE, AT
KRISHNANAGAR, NADIA, WEST BENGAL, INDIA.

BETWEEN

(1) MR. GOPAL TAMBULI (having PAN – ANJPT1457E, AADHAR NO. – 3321 9776 2670, VOTER ID NO. – DDZ1757418, MOBILE NO. – 8617486158), son of Late Kalipada Tambuli, by Nationality Indian, by Occupation – Business, residing at Vivekananda Nagar, Uttarpara, Babla Gobindapur, Post Office – Gobindapur, Police Station – Santipur, PIN – 741404, District – Nadia, West Bengal, India,

(2) MR. BIKRAM KUNDU (having PAN – EOCPK7015F, AADHAR NO. – 6320 3083 6856, VOTER ID NO. – XZF2718955, MOBILE NO. – 9002411318), son of Mr. Tapas Kundu, by Nationality Indian, by Occupation – Business, residing at J.N. Biswas Lane, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(3) MR. SUKDEB HALDER (having PAN – AFPPH3399D, AADHAR NO. – 3879 1575 8723, VOTER ID NO. – DMB2071058, MOBILE NO. – 9775047390), son of Late Biplab Halder, by Nationality Indian, by Occupation – Business, residing at Dharmatala Lane, Malopara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(4) MR. SRIBAS DALAL (having PAN – ARQPD2133C, AADHAR NO. – 2580 7444 9662, VOTER ID NO. – DMB2388056, MOBILE NO. – 9749467735), son of Late Mangal Chandra Dalal, by Nationality Indian, by Occupation – Business, residing at B.K. Modok Lane, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(5) MR. SUBHASH HALDER alias SUBHASH HALDAR (having PAN – ACIPH1773P, AADHAR NO. – 4890 2489 5592, VOTER ID NO. – DMB1621366, MOBILE NO. – 9474335173), son of Late Bishwanath Haldar, by Nationality Indian, by Occupation – Business, residing at Khetranath Drakhhi Road, Malopara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(6) MR. ARUN KUMAR DEY (having PAN – AXSPD1216C, AADHAR NO. – 4445 0144 0286, VOTER ID NO. – XZF2696953, MOBILE NO. – 7908087941), son of Late Biswanath Dey, by Nationality Indian, by Occupation – Business, residing at M.G. Road, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(7) MR. PROKASH DAS (having PAN – AVQPD9475P, AADHAR NO. – 3642 9572 6250, VOTER ID NO. – DMB2354636, MOBILE NO. – 9832700325), son of Mr. Prabir Das, by Nationality Indian, by Occupation – Business, residing at M.G. Road (Momin Park), Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(8) MR. BISWAJIT BAGCHI (having PAN – AKRPB7429B, AADHAR NO. – 8810 9543 9255, VOTER ID NO. – WB/11/075/318734, MOBILE NO. – 7908986621), son of Mr. Samar Bagchi, by Nationality Indian, by Occupation – Business, residing at Sadhak Ramprasad Road, Najirpara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,



(9) MR. TILAK GHOSH (having PAN – AKPPG6977M, AADHAR NO. – 2386 2576 4107, VOTER-ID-NO. – DMB2086247, MOBILE NO. – 9733672534), son of Mr. Bhadreswar Ghosh, by Nationality Indian, by Occupation – Business, residing at S.K Basu Road, Banasree Para, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India, **AND**

(10) MR. SANDIP BAGUI (PAN AJIPB0634L, AADHAR NO. 7096 8012 4492, VOTER ID-NO. – GGC2206100, MOBILE NO. 9830640022), son of Late Kartik Bagui, by Nationality Indian, by Occupation – Business, residing at CC 55/D, Narayantala East, Rajarhat - Gopalpur (m), Aswini Nagar, Kolkata – 700159, Post Office – Aswininagar, Police Station - Baguiati, North 24-Parganas, West Bengal, India,

hereinafter jointly called and referred to as the "OWNERS" (which expression shall where the context so admit include their respective heirs, successors, successors-in-interest, executors, legal representatives, administrators and assigns) of the **FIRST PART.**

AND

M/s VALUE HOMES HOUSING (having PAN – ABVFM1835B), a Partnership Firm incorporated under the Partnership Act, 1932, having its office at C/o, Avijit Sarkar, Patra Bazar, M.M Ghosh Lane, Holding No. – 4/2, Krishnanagar Municipality Ward No. – 23, PIN - 741101, Post Office – Krishnanagar, Police Station – Kotowali, District – Nadia, West Bengal, India and represented by its Partners **(1) MR. KAJAL KUMAR MALLICK** (PAN – ALVPM1173C, Aadhar No. – 3408 3316 0287, Mobile No. – 9681868699), son of Late Nilkamal Mallick, by Nationality Indian, by Occupation Business, 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, by Nationality Indian, by Occupation Business, residing at Ramkrishna Pally, Post Office -Gourangonagar, Police Station - Newtown, Kolkata-700159, West Bengal, India, **(3) MR. RABISANKAR KAYAL** (having PAN – ANRPK0502B, Aadhar No. – 9015 3117 1153, Mobile No. – 8918254474), son of Mr. Satyaranjan Kayal, by Nationality Indian, by Occupation Business, residing at B.D. Mukherjee Lane, Khoro Para, Krishnanagar – I, Krishnanagar PIN - 741101, Post Office – Krishnanagar, Police Station – Kotowali, District – Nadia, West Bengal, India, **AND (4) MR. AVIJIT SARKAR** (having PAN – AZIPS2409J, Aadhar No. – 5251 2476 3366, Mobile No. – 6296827822), son of Mr. Ashim Kumar Sarkar, by Nationality Indian, by Occupation Business, residing at M.G. Road, Krishnanagar – I, Krishnanagar, PIN - 741101, Post Office – Krishnanagar, Police Station – Kotowali, District – Nadia, West Bengal, India, hereinafter referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/ or successors in office/interest) of the **OTHER PART.**

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

WHEREAS by virtue of a **Sale Deed dated 23.09.1955** which was registered in the office of the District Sub Registrar Sadar, Krishnanagar, Nadia and recorded in Book No. – I, Volume No. – 200, Page – 55 to 59, being No. – 19244, for the year

1955, one Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik, all are son of Late Hari Charan Banik jointly purchased and seized possessed and well sufficiently entitled to **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about **41 Decimal** in Mouza – Krishnanagar, J.L. No. – 92, R.S Khatian No. – 59, comprised in (a) land measuring about **26 Decimal in R.S Dag No. – 24** in Touzi No. – 3858-3861 and (b) land measuring about **15 Decimal in R.S Dag No. – 26/290** in Touzi No. – 917-920, under jurisdiction of Police Station – Kotowali and Krishnanagar Municipality Ward No. – 1 and Krishnanagar Municipality Holding No. – 86, District – Nadia, West Bengal, from one Puspalata Dasi Biswas, wife of Hajarilal Biswas together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration.

AND WHEREAS afterward said Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik had applied for the mutation of their names in the record of the concerned BL&LRO in respect of the abovementioned **41 Decimal** land. At the time of mutating their names, it was revealed that in the **Sale Deed dated 23.09.1955** the R.S Dag No. - 24/290 was erroneously written as R.S Dag No. - 26/290 to the inadvertence of the parties concerned. As per the rules of making the Bata-Dag, the Bata-Dag 26/290 is not possible. It is also evident that in the list of Bata-Dag mentioned in the R.S. Mouza Map, that there is no existence of the R.S Dag No. - 26/290 but R.S Dag No. - 24/290 is there. Hence, the concerned BL&LRO authority mutated the name of Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik in their record in respect of (a) land measuring about **26 Decimal in R.S Dag No. – 24** and (b) land measuring about **15 Decimal in R.S Dag No. – 24/290** and they were continuing to pay khajna, all outgoing in respect of the said **41 Decimal** land regularly. It is to be mentioned that no Deed of Rectification or Deed of Declaration was executed by the parties concerned for that unintentional mistake.

AND WHEREAS subsequently, by the renumbering of the land record the **R.S Dag No. 24/290** became **L.R Dag No. 201** **AND R.S Dag No. 24** became **L.R Dag No. 202**. And also by the renumbering the Krishnanagar Municipality Ward No. – 1 became Ward No. – 27 and the Krishnanagar Municipality Holding No. – 86 became Holding No. – 53.

AND WHEREAS by virtue of a **Sale Deed dated 12.12.1997** which was registered in the office of the Additional District Sub Registrar (Sadar), Krishnanagar, Nadia and recorded in Book No. – I, Volume No. – 1302-2022, Page from 262086 to 262108, being No. – 130207264, for the year 1997, one Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar jointly purchased and seized possessed and well sufficiently entitled to said **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about **41 Decimal** in Mouza – Krishnanagar, J.L. No. – 92, comprised in (a) land measuring about **26 Decimal in L.R Dag No. – 202** (corresponding **R.S Dag No. – 24**) and (b) land measuring about **15 Decimal in L.R Dag No. – 201** (corresponding **R.S Dag No. – 24/290**), under jurisdiction of Police Station – Kotowali and Krishnanagar Municipality Ward No. – 27 and Krishnanagar Municipality Holding No. – 53, District – Nadia, West Bengal, from the respective legal heirs of said Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration.

AND WHEREAS said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar mutated their name in the record of the office of the concerned BL&LRO in respect of (a) land measuring about **26 Decimal in L.R Dag No. – 202** (corresponding **R.S Dag No. –**

24) and (b) land measuring about 15 Decimal in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) and was assigned L.R Khatian No. – 39519 and L.R Khatian No. – 39520 respectively.

AND WHEREAS said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar also mutated their name in the record of the Krishnanagar Municipality in respect of the said 41 Decimal land and was assigned new Holding No. – 866 and the Ward No. – 24.

AND WHEREAS subsequently said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar constructed several RT Sheds totally measuring about 8000 Square Feet on the said 41 Decimal of land.

AND WHEREAS thus said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar became lawful joint owner and seized possessed and well sufficiently entitled to **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about 41 Decimal in Mouza – Krishnanagar, J.L. No. – 92, L.R Khatian No. - 39519 & 39520, comprised in (a) land measuring about 15 Decimal in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) **AND** (b) land measuring about 26 Decimal in L.R Dag No. – 202 (corresponding R.S Dag No. – 24), under jurisdiction of Police Station – Kotowali and under Krishnanagar Municipality Ward No. – 24 and Krishnanagar Municipality Holding No. – 866, District – Nadia, PIN – 741101, West Bengal, together with all easement and quasi easement rights, along with about 8000 Square Feet RT Sheds standing thereon free from all encumbrance and liability, hereinafter referred to as the said "Demised Land", more fully and particularly mentioned in the Schedule – A written below

AND WHEREAS due to widening the adjacent roads about 4.8 Decimal land in L.R Dag No. – 202 (corresponding R.S Dag No. – 24) of the about 26 Decimal out of the said Demised Land fell into the said adjacent roads. No compensation was given to said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar by the concerned authorities for that. So said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar were still the joint owners of entirely the said Demised Land. Therefore in Physically measurement there is about 36.20 Decimal land comprises in (a) land measuring about 15 Decimal in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) **AND** (b) land measuring about 21.20 Decimal in L.R Dag No. – 202 (corresponding R.S Dag No. – 24)

AND WHEREAS it is recently eventually revealed by said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar that unintentionally some typographical mistakes were occurred in the Sale Deed dated 12.12.1997 which are enumerated below:

- (i) In the Line No. – 6 in the "Schedule of Property" written in Page – 6 of the Sale Deed dated 12.12.1997, the "Dag No. – 26/290" was erroneously written.
- (ii) In the Line No. – 6 in the continuing part of the "Schedule of Property" written in Page – 7 of the Sale Deed dated 12.12.1997, the "Dag No. – 26/290 and its in words description" was erroneously written.
- (iii) In the heading of the Plan of the Sale Deed dated 12.12.1997 the "R.S. PLOT NO 24 (PART) & 24/290 (P)" was erroneously written.

AND WHEREAS on a reply to one Right to Information (RTI), the BL&LRO, Krishnanagar - I is pleased to intimate vide Memo No. 1793/RTI/BLLRO(Kri-I/22 dated 29.11.2022 that R.S Dag No. – 24/290 is renumbered as L.R Dag No. – 201

and having land area measuring about 15 Decimal AND R.S Dag No. – 24 is renumbered as L.R Dag No. – 202 and having land area measuring about 26 Decimal. The R.S Recoded owners of above mentioned two Dags were Bijoy Krishna Banik, Binoy Krishna Banik both are son of said Ram Chandra Banik; Pran Krishna Banik, Jiban Krishna Banik, Debashis Banik all are son of said Nishikanta Banik; and Kamal Krishna Banik, Bimal Krishna Banik both are son of said Nibarana Chandra Banik, who were the vendors of the abovementioned Sale Deed dated 12.12.1997.

AND WHEREAS in consideration of abovementioned bonafide and undeliberated mistakes occurred in the Sale Deed dated 23.09.1955 and Sale Deed dated 12.12.1997, said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar have sworn a Notarised Declaration dated 17.01.2023, to rectify those undeliberated mistakes and to render the right, title and interest of the Owners/Vendors herein good, perfect and sacrosanct in law and equity.

AND WHEREAS by virtue of a Sale Deed dated 19.01.2023, which was registered in the office of the Additional District Sub Registrar, Krishnanagar, Nadia and recorded in Book No. – I, Serial No. - 130200603/2023., Being No. - I-130200603/2023.. for the year 2023, the Owners herein jointly purchased and seized possessed and well sufficiently entitled to said Demised Land along with about 8000 Square Feet RT Sheds standing thereon in following undivided proportion from said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration:

SL. No.	Name of the Purchaser	Demised Land to be sold			RT Shed (in Square Feet)
		Dag No. 201 (in Decimal)	Dag No. 202 (in Decimal)	Total (in Decimal)	
1.	Gopal Tambuli	2.5714	4.4571	7.0285	1372
2.	Bikram Kundu	1.2857	2.2286	3.5143	685
3.	Sukdev Halder	1.2857	2.2286	3.5143	685
4.	Sribas Dalal	0.8572	1.4857	2.3429	457
5.	Subhash Halder	0.8572	1.4857	2.3429	457
6.	Arun Kumar Dey	2.5714	4.4571	7.0285	1372
7.	Prokash Das	2.1427	3.7144	5.8571	1143
8.	Biswajit Bagchi	0.8572	1.4857	2.3429	457
9.	Tilak Ghosh	1.7143	2.9714	4.6857	915
10.	Sandip Bagui	0.8572	1.4857	2.3429	457
		15	26	41	8000

AND WHEREAS the Owners herein did not mutated their names in respect of the said Demised Property in the concerned BL&LRO record and Krishnanagar Municipality and in other concerned authorities.

*Buyer: 11/11/23
Asst. Secy*

**BACK GROUND OF PLAN OF DEVELOPMENT AMONGST THE OWNERS OF
DEMISED LAND**

1. The Owners herein are desirous of developing the said **Demised Land**, herein after referred to as the said "**PROJECT LAND**", more fully and particularly described in the "**Schedule – A**" written below, by constructing several residential-cum-commercial building/buildings consisting of several flats, shops, car parking, etc. along with common area after demolishing existing structures, hereinafter referred to as the said "**PROJECT**" after demolishing of said **8000 Square Feet RT Sheds** standing on the said **Project Land**.
2. 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

3. The **M/s VALUE HOMES HOUSING**, 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

4. 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.
5. The Owners herein are 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 Krishnanagar Municipality 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
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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 Owners and the Developer or their respective Purchasers/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 after demolishing the existing structures 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 HOUSING** and shall include its successor and/ or successors in office/ and assigns.
- (l) **DEVELOPER'S ALLOCATION** shall mean **ALL THAT** the rest of Owners Allocation in the total constructed areas and parking spaces on the Ground Floor 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**;
- (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 to 10** above named and shall include their respective legal heirs, representatives, successors, administrators, and assigns;
- (p) **OWNERS' ALLOCATION** shall mean **ALL THAT** following Super Builtup Area of residential flats 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;




SL. No.	Owners	Owners Allocation in the Project (in Square Feet Super Builtup Area of residential flats)
1.	Gopal Tambuli	2000
2.	Bikram Kundu	1000
3.	Sukdev Halder	1000
4.	Sribas Dalal	667
5.	Subhash Halder	667
6.	Arun Kumar Dey	2000
7.	Prokash Das	1667
8.	Biswajit Bagchi	667
9.	Tilak Ghosh	1333
10.	Sandip Bagui	667
TOTAL		11668

- (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 DEMISED PROPERTY/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.
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- (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 jointly and 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 good 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;
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- (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** as per their respective undivided share therein 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 without any further consideration.
- 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, conversion and correction in respect of the said **Project Land** from the concerned BL&LRO, Krishnanagar Municipality and other competent authorities in the name of the Owners;

- b) Rectify the title deeds of the said **Project Land** from the concerned office of the Registrar;
 - 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 Boundary Declaration, Deed of Amalgamation, if required, etc. in respect of the **Project Land**.
- 4.5 The Owners shall not be entitled to repudiate, rescind and/ or cancel this Joint Development Agreement and the registered Power of Attorney as executed by the Owners simultaneously with the execution of this agreement hereof during the period of continuation of the development and completion of the said **Project** and the transfer/sell of the Developer's Allocation in the said **Project**.
- 4.6 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.
- 4.7 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.
- 4.8 The Owners shall be entitled to **ALL THAT** Super Builtup Area of residential flats in the said **Project** as mentioned in Clause 1.1(p) of this Agreement to

be constructed as per the Sanctioned Building Plan and as per the specification mentioned in Schedule - D together with undivided proportional share of land in the said **Project Land** mentioned in Schedule - A along with common areas mentioned in the Schedule - B, facilities and amenities mentioned in Schedule - C and common expenses and obligations of the said **Project** mentioned in Schedule - E 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.

- 4.9 The original title deeds of all the said **Project Land**, shall be kept with the Developer without any question asked. All original Parcha from BL&LRO and various permissions/NOCs as obtained from various departments, shall also be kept with the Developer.

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 personnel/firm/company at such terms and condition and remunerations decided by the Developer for the Developer's Allocation. The Developer herein can sell, transfer, and assign the Developer's Allocation to its nominee 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 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 in different media 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 any part thereof.
- 5.6 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, Krishnanagar Municipality 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 rectify the deeds and documents of the said **Project Land**, if required, from the concerned authorities;
 - (iii) to do all deeds and things required for and ancillary to the entire development and management of the said **Project**.
 - (iv) Publish Notice in the Newspapers and put hoarding on the said **Project Land**.
 - (v) 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 **Project Land** 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

- 10.1 As per this agreement the Developer has paid to the Owners herein a sum of **Rupees Ten Thousand only** each to the Owners in total **Rupees One Lakh only** as an Interest Free Refundable Security Deposit, hereinafter referred to as the said "**Security Deposit**". The Owners herein admit and acknowledge the same.
- 10.2 The Owners shall refund the said Security Deposit of **Rupees One Lakh only** to the Developer at the time of receiving the Owners Allocation from the Developer.

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** Super Builtup Area of residential flats in the said **Project** as mentioned in Clause 1.1(p) of this Agreement to be constructed as per the Sanctioned Building Plan and as per the specification mentioned in Schedule - D together with undivided proportional share of land in the said **Project Land** mentioned in Schedule – A along with common areas mentioned in the Schedule – B, facilities and amenities mentioned in Schedule - C and expenses and obligations of the said **Project** mentioned in Schedule - E 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.

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)/nominee(s), 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 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. SUKDEB HALDER** 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 (**Project 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 **FORTY TWO MONTHS** from the date of Sanction of the said **Project** plan and all revised plan from the competent authorities subject to the Force Majure conditions. In the case of Force Majure conditions the parties herein shall extend the completion of the Owners' Allocation upon mutual decision. The Developer shall complete the said **Project** as per the sanctioned Building Plan and specification mentioned in Schedule – D below along with Common Area mentioned in Schedule - B with good quality materials.

ARTICLE – XVII- ADVOCATE OF THE PROJECT AND FEES

The Developer has appointed **Sri 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 of 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, Amenities charges.
- 18.2 In addition to the above mentioned amount the Owners herein and each of the Intending Purchasers (of the Owners' Allocation and the Developer's Allocation) of units shall be liable to keep in deposit and/or make payment by way of advances to the Developer 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 of the of the Owners' Allocation and the Developer's Allocation.
- 18.4 **SINKING FUND** – In addition to the above amount mentioned in the Clause 18.1 and 18.2, 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 intending purchasers of 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 to the Developer 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 of the Owners' Allocation and the Developer's Allocation 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.

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 handover the possession of the Owners Allocation before handing over the handing over the possession of the Developer Allocation to the intending purchaser(s)/transferee(s). Though the Developer can sell/transfer the Developer Allocation to the intending purchaser(s)/transferee(s).

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**. The parties herein shall bear the cost and expenses for that.

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 or 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 the Krishnanagar Municipality 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 (SAID DEMISED LAND/PROJECT LAND ABOVE REFERRED TO)

ALL THAT piece and parcel of Viti (Homestead) land totally measuring about 41 Decimal in Mouza – Krishnanagar, J.L. No. – 92, L.R Khatian No. - 39519 & 39520, comprised in (a) land measuring about 15 Decimal in L.R Dag No. – 201 (corresponding R.S Dag No. – 24/290) **AND** (b) land measuring about 26 Decimal in L.R Dag No. – 202 (corresponding R.S Dag No. – 24), under jurisdiction of Police Station – Kotowali and under Krishnanagar Municipality Ward No. – 24 and Krishnanagar Municipality Holding No. – 866, on M.G Road, District – Nadia, PIN – 741101, West Bengal, together with all easement and quasi easement rights, along with about 8000 Square Feet RT Sheds standing thereon free from all encumbrance and liability, more particularly shown in RED border in the annexed Plan and butted and bounded by as follows:

On the North	:	Bye Road
On the South	:	33 Feet Wide M.G Road
On the East	:	Plot of Mr. Suvo Tarafdar
On the West	:	40 Feet Wide M.G Road

The said Project Land together with about 8000 Square Feet RT Sheds standing thereon are owned jointly by the Owners herein in following undivided proportion:

SL. No.	Name of the Purchaser	Demised Land to be sold			RT Shed (in Square Feet)
		Dag No. 201 (in Decimal)	Dag No. 202 (in Decimal)	Total (in Decimal)	
1.	Gopal Tambuli	2.5714	4.4571	7.0285	1372
2.	Bikram Kundu	1.2857	2.2286	3.5143	685
3.	Sukdev Halder	1.2857	2.2286	3.5143	685
4.	Sribas Dalal	0.8572	1.4857	2.3429	457
5.	Subhash Halder	0.8572	1.4857	2.3429	457
6.	Arun Kumar Dey	2.5714	4.4571	7.0285	1372
7.	Prakash Das	2.1427	3.7144	5.8571	1143
8.	Biswajit Bagchi	0.8572	1.4857	2.3429	457
9.	Tilak Ghosh	1.7143	2.9714	4.6857	915
10.	Sandip Bagui	0.8572	1.4857	2.3429	457
		15	26	41	8000

SCHEDULE - B
(COMMON PARTS, PORTIONS, AREAS ABOVE REFERRED TO)

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.

SCHEDULE - C
(FACILITIES AND AMENITIES ABOVE REFERRED TO)

1. AC COMMUNITY HALL
2. AC MULTI GYM
3. 24 HRS POWER BACK UP
4. IRON REMOVAL PLANT
5. CCTV
6. FIRE FIGHTING EQUIPMENT
7. SWIMMING POOL
8. ROOF TOP GARDEN

SCHEDULE - D
(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 (1:5) 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. Toilet Flooring will be done by Antiskid Ceramic Tile of Size 300mmX300mm 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 300mmX300mm 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 600mm (2') 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.eHinze, 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.
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	<p>ISI Branded 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.</p> <p>Bed Room: 2Light points, one 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.</p> <p>Living/Dining Room: 2 Light points, 1 Fan points, one 15 Amp plug point, one 5 Amp plug point, will be provided.</p> <p>Kitchen: One light point, one 5/15 Amp plug point & one 5 Amp plug point for exhaust will be installed.</p> <p>Toilet: One light point, one 15 Amp plug point for Geyser connection (at Masters Bed Room) & one 5 Amp plug point for exhaust will be installed.</p> <p>Verandah: One Light point & one 15 Amp plug point will be installed for Washing Machine.</p> <p>One calling bell point to be installed at Main Door of the Flat.</p>
10	Common Area	<p>Ceiling Lights will be provided at corridor of Ground Floor shop.</p> <p>Ceiling Lights will be installed at each floor Stair, Lift lobby & corridor. Stair. Lift lobby & corridor.</p> <p>2 Lights will be given at Roof Terrace.</p>
11	Drive way	Net cementing will be laid by Cement Sand mortar(1:5) at Ground Floor entire drive way.
12	Water Supply	Ferule connection by Krishnanagar Municipality 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 - E
(COMMON EXPENSES ABOVE REFERRED TO)

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

MEMO OF SECURITY DEPOSIT AMOUNT

We, the Owners herein, receive from the Developer herein a sum of Rupees Ten Thousand only each in total Rupees One Lakhs only as the said "Security Deposit" in following manner:

Owners herein	Amount of Security Deposit (in INR)
Gopal Tambuli	Rs. 10,000/- by cash
Bikram Kundu	Rs. 10,000/- by cash
Sukdev Halder	Rs. 10,000/- by cash
Sribas Dalal	Rs. 10,000/- by cash
Subhash Halder	Rs. 10,000/- by cash
Arun Kumar Dey	Rs. 10,000/- by cash
Prokash Das	Rs. 10,000/- by cash
Biswajit Bagchi	Rs. 10,000/- by cash
Tilak Ghosh	Rs. 10,000/- by cash
Sandip Bagui	Rs. 10,000/- by cash
TOTAL	Rs. 1,00,000/-

SIGNED, SEALED & DELIVERED
AT KRISHNANAGAR
IN THE PRESENCE OF WITNESSES:

- | | |
|-----------------------------------|--------------------------|
| 1. <i>Sandip Bagui</i> | 1. <i>Gopal Tambuli</i> |
| <i>S/O Late Pritya Royin Saha</i> | 2. <i>Bikram Kundu</i> |
| <i>R.C. Mukherjee Lane</i> | 3. <i>Sukdev Halder</i> |
| <i>Krishnanagar</i> | 4. <i>Sribas Dalal</i> |
| <i>Pin 741101</i> | 5. <i>SHRI #2YAVYK A</i> |
| 2. <i>Japas Kundu</i> | 6. <i>Arun K Dey</i> |
| <i>S/O Late Deb Narayan Kundu</i> | 7. <i>Prokash Das</i> |
| <i>J.N. Biswas Lane</i> | 8. <i>Biswajit Bag.</i> |
| <i>Patra Bazar</i> | 9. <i>Tilak Ghosh</i> |
| <i>Krishnanagar</i> | 10. <i>Sandip Bagui</i> |
| <i>Nadwa</i> | |
| <i>741101</i> | |

SIGNATURE OF THE OWNERS

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
AT KRISHNANAGAR
IN THE PRESENCE OF WITNESSES:

- | | |
|--|-------------------|
| 1. Samir Saha
late Priya Ranjan Saha
R. C. Mukherjee Lane
Krishnagar,
Pin 741101 | 1. Gopal Tambuli |
| 2. Japas Kundu
G/O late Deb Ranjan Kundu
J. N. Biswas Lane
Palke Bazar
Krishnagar
Wadia
741101 | 2. Bikram Kundu |
| | 3. Sukdeb Halder |
| | 4. Gopal Deb |
| | 5. Shri 4/2/4/4/4 |
| | 6. Anam K. Das |
| | 7. Prokash Das |
| | 8. Biswajit Das |
| | 9. Tilak Ghosh |
| | 10. Sandip Basu |

SIGNATURE OF THE OWNERS

M/s. VALUE HOMES HOUSING

Rajal Kumon Malik

Partner

M/s. VALUE HOMES HOUSING

Swapan K S

Partner

M/s. VALUE HOMES HOUSING

Rajee Samra Kayal

Partner

M/s. VALUE HOMES HOUSING

Anjit Sarker

Partner

SIGNATURE OF DEVELOPER

Drafted and prepared in my chamber,

Subhabrata Das.

Subhabrata Das, Advocate

High Court at Calcutta

Enrollment No. WB/1114/2001



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



180120232025944330

GRIPS Payment Detail

GRIPS Payment ID:	180120232025944330	Payment Init. Date:	18/01/2023 23:51:14
Total Amount:	40925	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0005292512437	BRN Date:	18/01/2023 23:52:08
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Hili Das Associates
Mobile: 9804224962

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230259443318	Directorate of Registration & Stamp Revenue	40925
Total			40925

IN WORDS: FORTY THOUSAND NINE HUNDRED TWENTY FIVE 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



192022230259443318

GRN Details

GRN:	192022230259443318	Payment Mode:	SBI Epay
GRN Date:	18/01/2023 23:51:14	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	0005292512437	BRN Date:	18/01/2023 23:52:08
Gateway Ref ID:	CHL5263109	Method:	State Bank of India NB
GRIPS Payment ID:	180120232025944330	Payment Init. Date:	18/01/2023 23:51:14
Payment Status:	Successful	Payment Ref. No:	2000117218/4/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Hili Das Associates
Address:	2, Harish Sikdar Path, Kolkata - 700012
Mobile:	9804224962
Period From (dd/mm/yyyy):	18/01/2023
Period To (dd/mm/yyyy):	18/01/2023
Payment Ref ID:	2000117218/4/2023
Dept Ref ID/DRN:	2000117218/4/2023

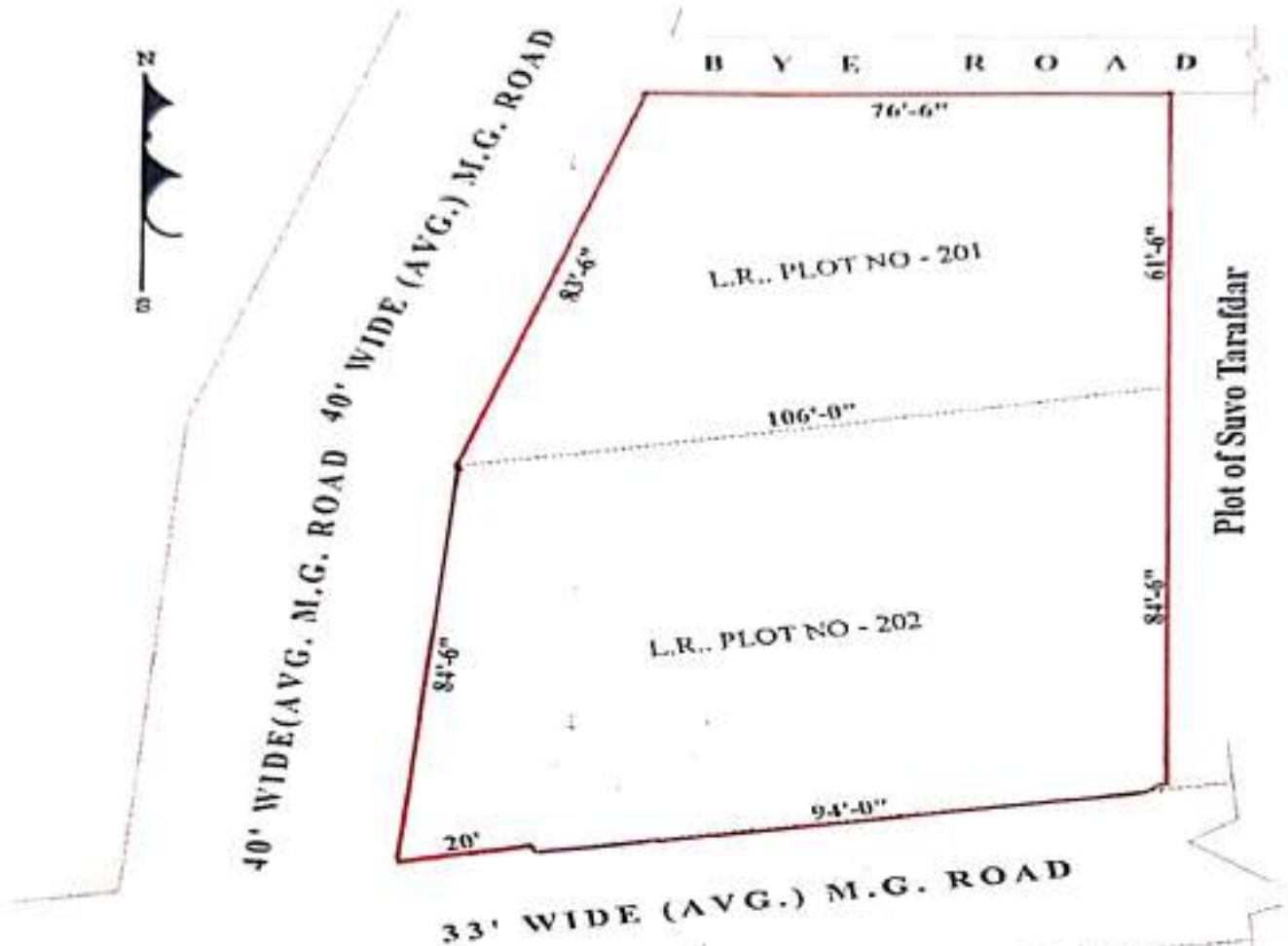
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000117218/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	39911
2	2000117218/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	1014
Total				40925

IN WORDS: FORTY THOUSAND NINE HUNDRED TWENTY FIVE ONLY.

PLAN of PROJECT LAND being *Viti* (Homestead) land totally measuring about 41 Decimal (Physically 36.2 Decimal) in Mouza – Krishnanagar, in L.R Khatian No. – 39519 & 39520, J.L No. – 92, in District Nadia, Police Station – Kotowali, under Krishnanagar Municipality Ward No. - 24, Holding No. – 866, PIN – 741101 in RED Border, comprised in as follows:

- (a) In L.R Dag No. – 201 = about 15 Decimal (Physically 15 Decimal)
- (b) In L.R Dag No. – 202 = about 26 Decimal (Physically 21.2 Decimal)



(NOT TO SCALE)

- | | | |
|--------------------|---|--|
| 1. Gopal Tambuli | 7. Prakash Das | M/s. VALUE HOMES HOUSING
<i>Kajalkumar Mahi</i>
Partner |
| 2. Bikram Kundu | 8. Binodjit Bag | M/s. VALUE HOMES HOUSING
<i>Suopar</i>
Partner |
| 3. Sukdeb Haldar | 9. Tilak Ghosh | M/s. VALUE HOMES HOUSING
<i>Rakesh Samanta Kajal</i>
Partner |
| 4. Srisubodh Datta | 10. Sandip Baguni | M/s. VALUE HOMES HOUSING
<i>Anjit Sarkar</i>
Partner |
| 6. Anam K. Das | <i>Deben Paul</i>
DEBEN PAUL
Diploma Civl
Regd. No. 584 | DEVELOPER |

OWNERS

DEVELOPER

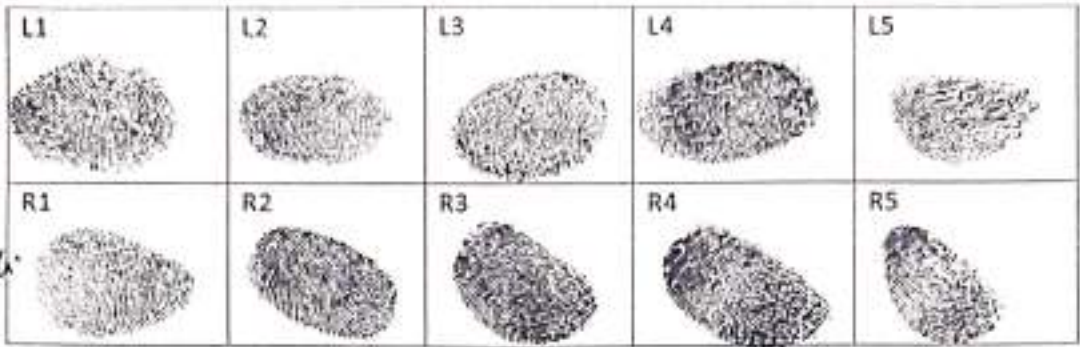


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Gopal Tambuli

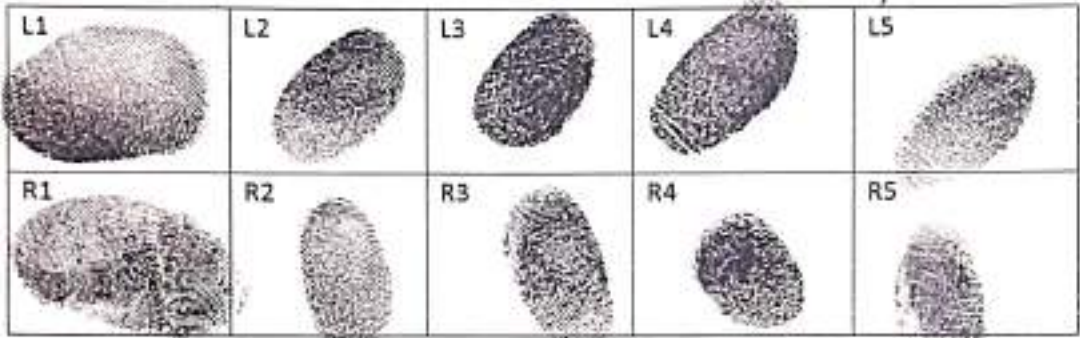


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Bikram Kundu

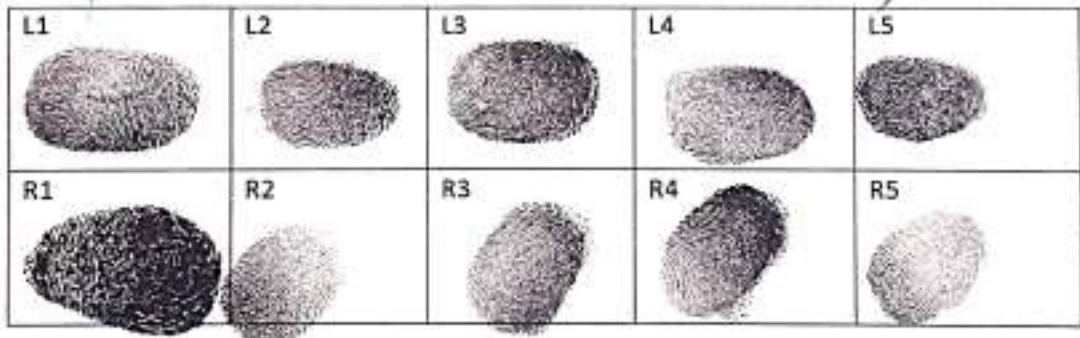


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Swadeb Halder

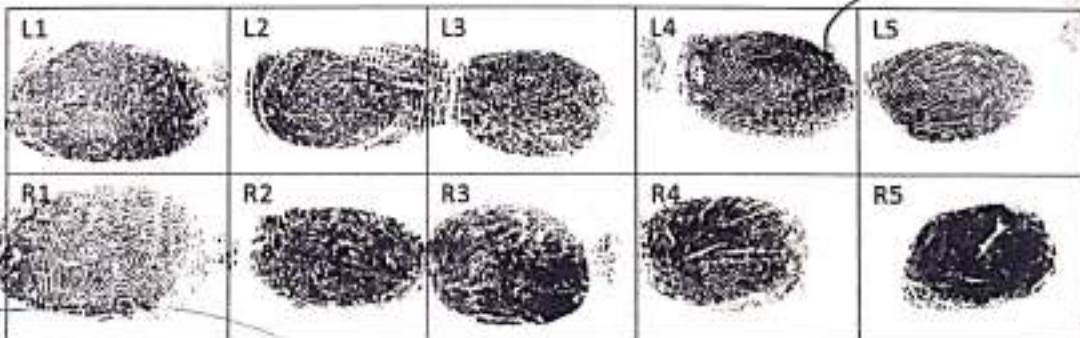


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Srabati Datta

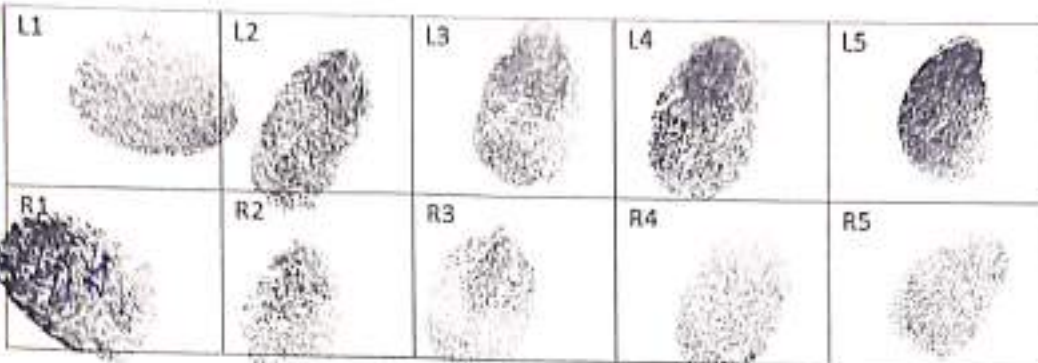


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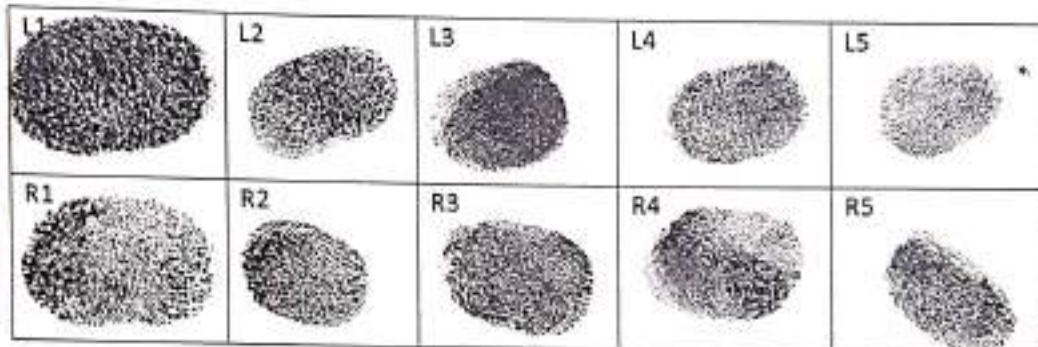


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Pran An Dey

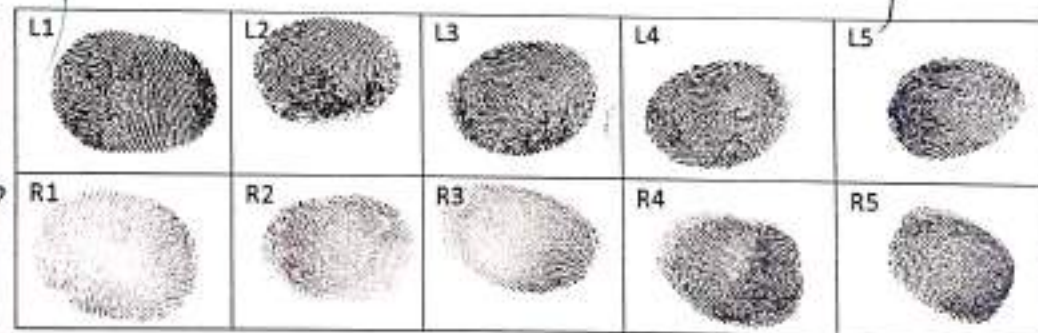


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Prakash Das

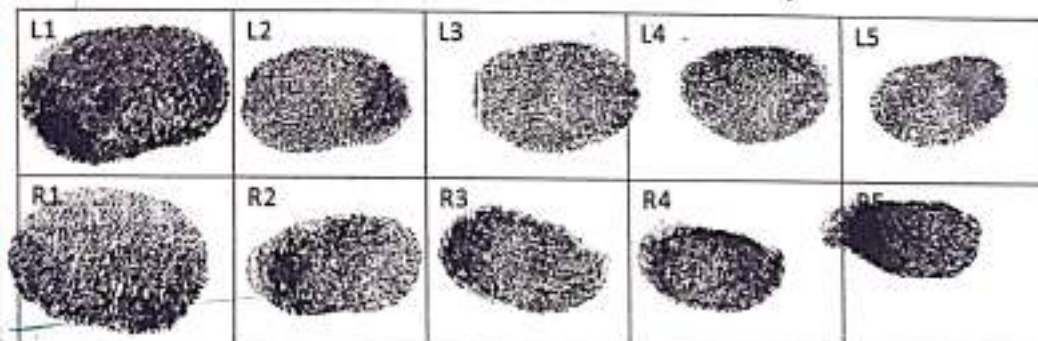


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Bijoyjit Barua



Tilak Gholshi

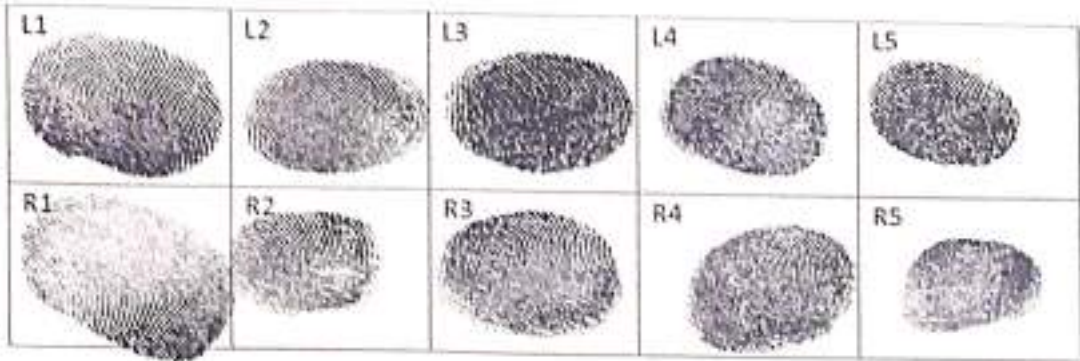


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Tilak Gholshi



Sandip Bagri

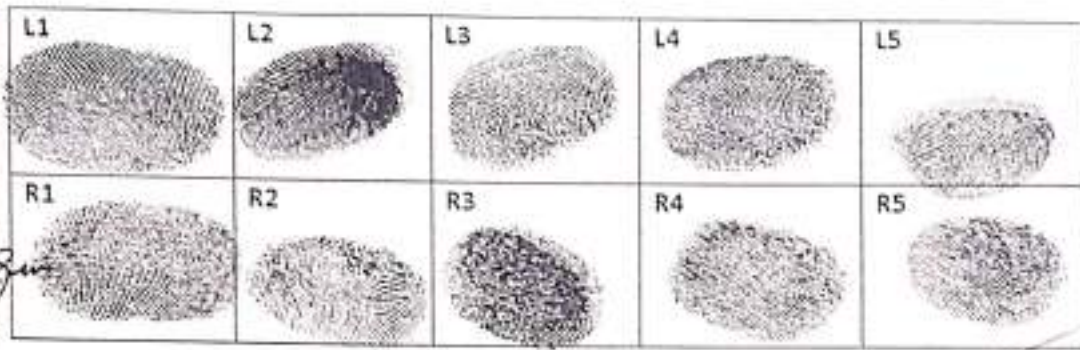


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Sandip Bagri



Kajalkumar Malik

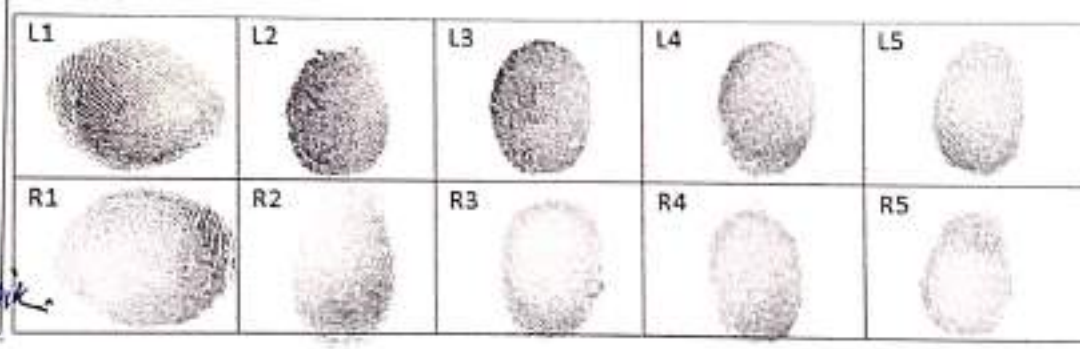


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Kajalkumar Malik



Swapan Kumar

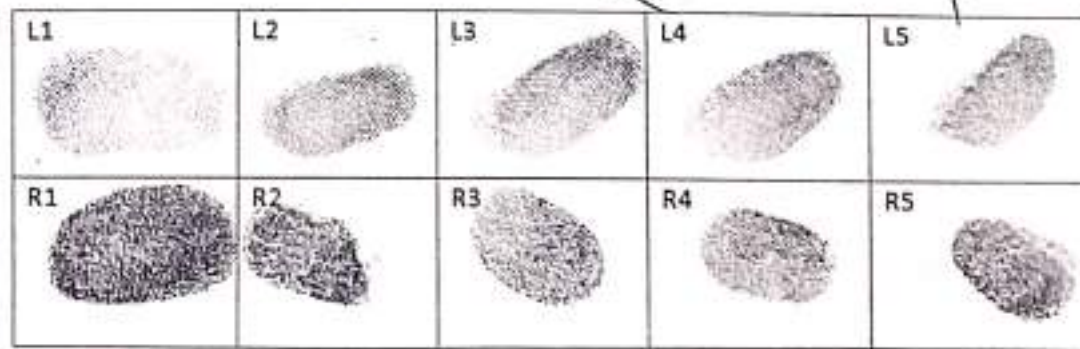


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Swapan Kumar



PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Ravi Samkar Kayal



PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Anil Sarkar

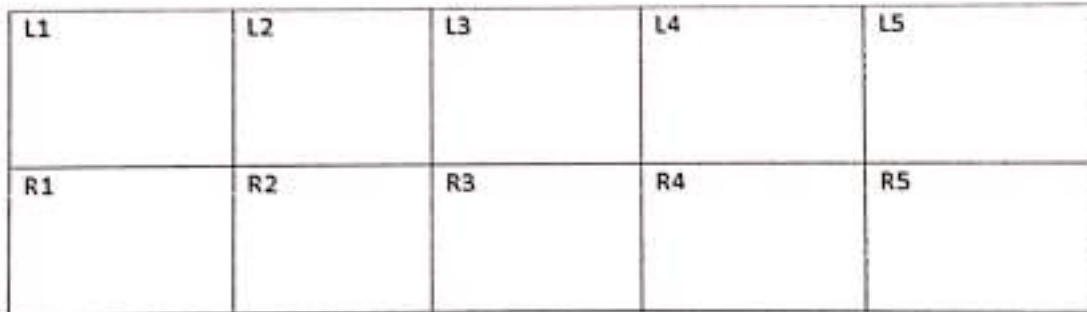


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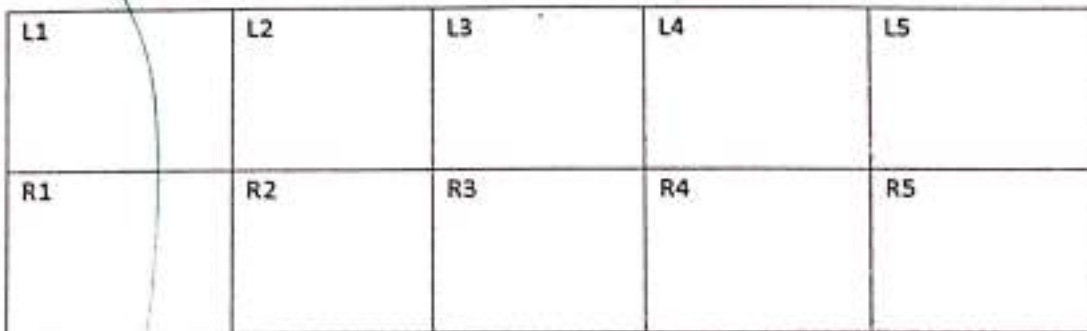


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Major Information of the Deed

Deed No :	I-1302-00620/2023	Date of Registration	19/01/2023
Query No / Year	1302-2000117218/2023	Office where deed is registered	
Query Date	15/01/2023 6:31:44 PM	A.D.S.R. KRISHNANAGAR, District: Nadia	
Applicant Name, Address & Other Details	BIKASH MONDAL KALYANI, Thana : Kalyani, District : Nadia, WEST BENGAL, PIN - 741235, Mobile No. : 9851274174, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 1,55,29,006/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 1,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






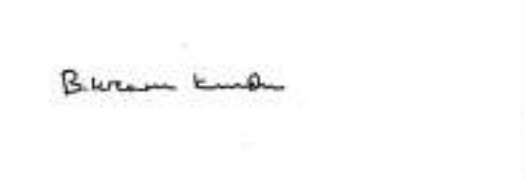



District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: M.G. Road, Mouza: Krishnagar, , Holding No:866 JI No: 92, Pin Code : 741101






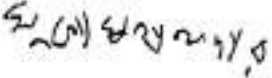


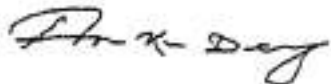
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-201 (RS :-)	LR-39519	Viti	Viti	15 Dec		48,91,100/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-202 (RS :-)	LR-39520	Viti	Viti	26 Dec		84,77,906/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			41Dec	0 /-	133,69,006 /-	
		Grand Total :			41Dec	0 /-	133,69,006 /-	



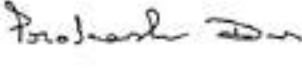


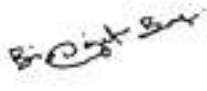


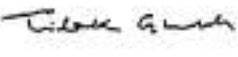


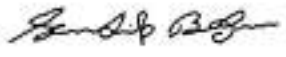
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	8000 Sq Ft.	5,00,000/-	21,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 8000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	8000 sq ft	5,00,000 /-	21,60,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOPAL TAMBULI (Presentant) Son of Late KALIPADA TAMBULI Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
VIVEKANANDA NAGAR UTTARPARA, City:- Not Specified, P.O:- GOBINDAPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr BIKRAM KUNDU Son of Mr TAPAS KUNDU Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
J N BISWAS LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EOxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr SUKDEB HALDER Son of Late BIPLAB HALDER Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
DHARMOTALA LANE MALOPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr SRIBAS DALAL Son of Late MANGAL CHANDRA DALAL Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
B K MODAK LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr SUBHASH HALDER, (Alias: Mr SUBHASH HALDAR) Son of Late BISWANATH HALDER Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
KHETRANATH DRAKHHI ROAD MALOPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:- Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr ARUN KUMAR DEY Son of Late BISWANATH DEY Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
M G ROAD, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				



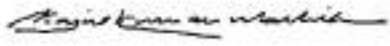


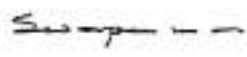
7	Name	Photo	Finger Print	Signature
	Mr PROKASH DAS Son of Mr PRABIR DAS Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
M G ROAD MOMIN PARK, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AVxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
8	Name	Photo	Finger Print	Signature
	Mr BISWAJIT BAGCHI Son of Mr SAMAR BAGCHI Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
SADHAK RAMPROKASH ROAD NAJIRPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:- Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
9	Name	Photo	Finger Print	Signature
	Mr TILAK GHOSH Son of Mr BHADRESWAR GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	
S K BASU ROADBANASREEPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				
10	Name	Photo	Finger Print	Signature
	Mr SANDIP BAGUI Son of Mr KARTICK BAGUI Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	LTI 19/01/2023	19/01/2023	







CC 55/D NARAYAN TALA EAST, City:- Not Specified, P.O:- ASWINI NAGAR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023
 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office

Developer Details :



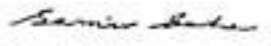
SI No	Name,Address,Photo,Finger print and Signature
1	M S VALUE HOMES HOUSING PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 , PAN No.:: ABxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KAJAL KUMAR MALLICK Son of Late NILKAMAL MALLICK Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office	 <small>Jan 19 2023 2:00PM</small>	 <small>LTI 19/01/2023</small>	 <small>19/01/2023</small>
JYOTINAGAR, City:- Not Specified, 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.:: ALxxxxxx3C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S VALUE HOMES HOUSING (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SWAPAN KUMAR DAS Son of Mr AMAR CHANDRA DAS Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office	 <small>Jan 19 2023 2:00PM</small>	 <small>LTI 19/01/2023</small>	 <small>19/01/2023</small>
RAMKRISHNAPALLY, City:- Not Specified, P.O:- GOURANGANAGAR, 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 Not Provided by UIDAI Status : Representative, Representative of : M S VALUE HOMES HOUSING (as PARTNER)				

3	Name	Photo	Finger Print	Signature
	Mr RABISANKAR KAYAL Son of Mr SATYARANJAN KAYAL Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office			
		Jan 19 2023 2:01PM	LTI 19/01/2023	19/01/2023
B D MUKHERJEE LANE KHORO PARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S VALUE HOMES HOUSING (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr AVIJIT SARKAR Son of Mr ASHIM KUMAR SARKAR Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office			
		Jan 19 2023 2:01PM	LTI 19/01/2023	19/01/2023
M G ROAD KRISHNANAGAR, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx9J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S VALUE HOMES HOUSING (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMIR SAHA Son of Late PRIYARANJAN SAHA R C MUKHERJEE LANE KRISHNANAGAR, City:- , P.O:- KRISHNANAGAR, P.S:-Kotwali, District:- Nadia, West Bengal, India, PIN:- 741101			
	19/01/2023	19/01/2023	19/01/2023
Identifier Of Mr GOPAL TAMBULI, Mr BIKRAM KUNDU, Mr SUKDEB HALDER, Mr SRIBAS DALAL, Mr SUBHASH HALDER, Mr ARUN KUMAR DEY, Mr PROKASH DAS, Mr BISWAJIT BAGCHI, Mr TILAK GHOSH, Mr SANDIP BAGUI, Mr KAJAL KUMAR MALLICK, Mr SWAPAN KUMAR DAS, Mr RABISANKAR KAYAL, Mr AVIJIT SARKAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL TAMBULI	M S VALUE HOMES HOUSING-2.5714 Dec
2	Mr BIKRAM KUNDU	M S VALUE HOMES HOUSING-1.2857 Dec
3	Mr SUKDEB HALDER	M S VALUE HOMES HOUSING-1.2857 Dec
4	Mr SRIBAS DALAL	M S VALUE HOMES HOUSING-0.8572 Dec
5	Mr SUBHASH HALDER	M S VALUE HOMES HOUSING-0.8572 Dec
6	Mr ARUN KUMAR DEY	M S VALUE HOMES HOUSING-2.5714 Dec
7	Mr PROKASH DAS	M S VALUE HOMES HOUSING-2.1427 Dec
8	Mr BISWAJIT BAGCHI	M S VALUE HOMES HOUSING-0.8572 Dec
9	Mr TILAK GHOSH	M S VALUE HOMES HOUSING-1.7143 Dec
10	Mr SANDIP BAGUI	M S VALUE HOMES HOUSING-0.8572 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL TAMBULI	M S VALUE HOMES HOUSING-4.4571 Dec
2	Mr BIKRAM KUNDU	M S VALUE HOMES HOUSING-2.2286 Dec
3	Mr SUKDEB HALDER	M S VALUE HOMES HOUSING-2.2286 Dec
4	Mr SRIBAS DALAL	M S VALUE HOMES HOUSING-1.4857 Dec
5	Mr SUBHASH HALDER	M S VALUE HOMES HOUSING-1.4857 Dec
6	Mr ARUN KUMAR DEY	M S VALUE HOMES HOUSING-4.4571 Dec
7	Mr PROKASH DAS	M S VALUE HOMES HOUSING-3.7144 Dec
8	Mr BISWAJIT BAGCHI	M S VALUE HOMES HOUSING-1.4857 Dec
9	Mr TILAK GHOSH	M S VALUE HOMES HOUSING-2.9714 Dec
10	Mr SANDIP BAGUI	M S VALUE HOMES HOUSING-1.4857 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL TAMBULI	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
2	Mr BIKRAM KUNDU	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
3	Mr SUKDEB HALDER	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
4	Mr SRIBAS DALAL	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
5	Mr SUBHASH HALDER	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
6	Mr ARUN KUMAR DEY	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
7	Mr PROKASH DAS	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
8	Mr BISWAJIT BAGCHI	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
9	Mr TILAK GHOSH	M S VALUE HOMES HOUSING-800.00000000 Sq Ft
10	Mr SANDIP BAGUI	M S VALUE HOMES HOUSING-800.00000000 Sq Ft

Land Details as per Land Record

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: M.G. Road, Mouza: Krishnagar, , Holding No:866 JI No: 92, Pin Code : 741101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 201, LR Khatian No:- 39519	Owner:শ্যামল ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ডিটি, Area:0.07560000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 202, LR Khatian No:- 39520	Owner:শুভ ভরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ডিটি, Area:0.13140000 Acre,	Seller is not the recorded Owner as per Applicant.

On 19-01-2023

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 13:47 hrs on 19-01-2023, at the Office of the A.D.S.R. KRISHNANAGAR by Mr GOPAL TAMBULI , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,55,29,006/-

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

Execution is admitted on 19/01/2023 by 1. Mr GOPAL TAMBULI, Son of Late KALIPADA TAMBULI, VIVEKANANDA NAGAR UTTARPARA, P.O: GOBINDAPUR, Thana: Santipur, , Nadia, WEST BENGAL, India, PIN - 741404, by caste Hindu, by Profession Others, 2. Mr BIKRAM KUNDU, Son of Mr TAPAS KUNDU, J N BISWAS LANE, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 3. Mr SUKDEB HALDER, Son of Late BIPLAB HALDER, DHARMOTALA LANE MALOPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 4. Mr SRIBAS DALAL, Son of Late MANGAL CHANDRA DALAL, B K MODAK LANE, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 5. Mr SUBHASH HALDER, Alias Mr SUBHASH HALDAR, Son of Late BISWANATH HALDER, KHETRANATH DRAKHHI ROAD MALOPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 6. Mr ARUN KUMAR DEY, Son of Late BISWANATH DEY, M G ROAD, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 7. Mr PROKASH DAS, Son of Mr PRABIR DAS, M G ROAD MOMIN PARK, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 8. Mr BISWAJIT BAGCHI, Son of Mr SAMAR BAGCHI, SADHAK RAMPROKASH ROAD NAJIRPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 9. Mr TILAK GHOSH, Son of Mr BHADRESWAR GHOSH, S K BASU ROADBANASREEPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 10. Mr SANDIP BAGUI, Son of Mr KARTICK BAGUI, CC 55/D NARAYAN TALA EAST, P.O: ASWINI NAGAR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others

Indetified by Mr SAMIR SAHA, , Son of Late PRIYARANJAN SAHA, R C MUKHERJEE LANE KRISHNANAGAR, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

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

Execution is admitted on 19-01-2023 by Mr KAJAL KUMAR MALLICK, PARTNER, M S VALUE HOMES HOUSING, PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Mr SAMIR SAHA, , Son of Late PRIYARANJAN SAHA, R C MUKHERJEE LANE KRISHNANAGAR, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 19-01-2023 by Mr SWAPAN KUMAR DAS, PARTNER, M S VALUE HOMES HOUSING, PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Mr SAMIR SAHA, , Son of Late PRIYARANJAN SAHA, R C MUKHERJEE LANE KRISHNANAGAR, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 19-01-2023 by Mr RABISANKAR KAYAL, PARTNER, M S VALUE HOMES HOUSING, PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Mr SAMIR SAHA, , Son of Late PRIYARANJAN SAHA, R C MUKHERJEE LANE KRISHNANAGAR, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 19-01-2023 by Mr AVIJIT SARKAR, PARTNER, M S VALUE HOMES HOUSING, PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101

Identified by Mr SAMIR SAHA, , Son of Late PRIYARANJAN SAHA, R C MUKHERJEE LANE KRISHNANAGAR, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,014.00/- (B = Rs 1,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2023 11:52PM with Govt. Ref. No: 192022230259443318 on 18-01-2023, Amount Rs: 1,014/-, Bank: SBI EPay (SBlePay), Ref. No. 0005292512437 on 18-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

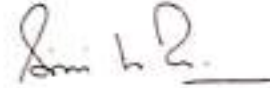
Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,911/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1350, Amount: Rs.100.00/-, Date of Purchase: 18/01/2023, Vendor name: M Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2023 11:52PM with Govt. Ref. No: 192022230259443318 on 18-01-2023, Amount Rs: 39,911/-, Bank: SBI EPay (SBlePay), Ref. No. 0005292512437 on 18-01-2023, Head of Account 0030-02-103-003-02



Sisir Kumar Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1302-2023, Page from 28768 to 28818
being No 130200620 for the year 2023.



Sisir Kumar Bera

Digitally signed by Sisir Kumar Bera
Date: 2023.01.20 14:14:13 +05:30
Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 2023/01/20 02:14:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
West Bengal.

(This document is digitally signed.)



↙
Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

19 JAN 2023