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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

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District Sub-Registrar-7  
Alipore, South 24 Parganas  
03 AUG 2021

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT made this the 3rd day of August (Two Thousand Twenty One) 2021.

BETWEEN

SRI SWAPAN BOSE PAN: AFUPB3636C, Aadhaar No. 4864  
5030 9473, son of Late Santi Ranjan Bose, by faith - Hindu,

26 JUL 2021

S.L. No. 2622 Date.....  
Name.....  
Address.....  
Value 5000/-

**K.S. Mondal (Adv.)**  
Alipore Judges Court  
Kolkata-27

Govt. Stamp Vender  
SABYASACHI DEB  
Sonarpur A.D.S.R.O., Kol.-750



*[Signature]*  
DISTRICT SUB REGISTRAR V  
SOUTH 24 PGS ALIPORE  
3 AUG 2021

Rahul Das  
S/o N. Ch Das  
Alipore Judges Court,  
Kolkata-27.

by occupation –Business, by nationality- Indian, residing at B-148, Atabagan, Laskarpur, P.O-Laskarpur, Police Station – Bansdrani, Kolkata-700153, in the Dist- 24- Parganas(s), hereinafter referred and called the “OWNER” (which expression shall unless excluded by or repugnant to the context shall deem and include his heirs executors, administrators, legal representatives and assigns) of the ONE PART

A N D

“VASTU REALTORS” (PAN: AAMFV2415Q), a partnership Firm, having its registered office at "ANANYA", M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur , Kolkata 700084, Dist- South 24 Parganas, represented by it's partners namely (1) SRI PAWAN KUMAR AGARWAL (PAN: ACWPA3186D), Aadhaar No.6599 3230 0127, son of Late Roshanlal Agarwal, by faith – Hindu, by Nationality-Indian, by occupation-Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O- Garia, P.S- Narendrapur formerly Sonarpur, Kolkata – 700084 and (2) SRI. UMA SHANKAR NAIK (PAN: AEMPN0317F) Aadhaar No. 4750 0146 0669, son of Late Dukhan Sah, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at “ANANYA” Flat -1B, M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur, Kolkata- 700084, District – South 24-Parganas, hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors in-office and assigns) of the OTHER PART.

WHEREAS

1. ALL THAT the homestead land measuring 4 Cottahs be the same a little more or less comprised in E.P/L.O.P. No. 1769, in C.S.Plot No. 1495Part, 53Part of Mouza – Laskarpur, J.L. No.57, P.S –Bansdroni formerly Sonarpur, in the district 24 Parganas (South) was acquired by Sri Swapan Bose son of Late Santirajan Bose residing at 1769, Garia Laskarpur G.S. Colony, Block-A, P.S. –Sonarpur, in the dist- 24- Parganas(s) the owner herein being a refugee displaced from East Pakistan ( Now Bangladesh) for a plot of land for his rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No.IV at Pages 17 to 20, being the Deed No. 230 for the year2011.

2. After such deed of gift the present owner Sri Swapan Bose has become the absolute owner of the said homestead land measuring 4 cottahs be the same a little more or less comprised in E.P/L.O.P. No. 1769, in C.S.Plot No. 1495Part, 53Part of Mouza – Laskarpur, J.L. No.57, P.S –Bansdroni, in the district 24 Parganas (South) and he has recorded the said property in the records of the Kolkata Municipal Corporation and it has been recorded in the said Kolkata Municipal Corporation being municipal Premises No. 57, Atabagan, Mailing address. 149, Atabagan and its assessee No. 311110100570 morefully described in the First Schedule written hereunder and he has the marketable title to the said property free from all encumbrances, changes, liens and attachments whatsoever.

3. The owner herein with an intention to develop the said property and / or to construct a multi-storied building thereon according to sanction plan to be obtained from the Kolkata Municipal Corporation, approached the Developer

herein to construct the same at his costs, finance and experience and the Developer rely upon the owner's representation has agreed to develop the same by constructing a multi-storied building on the said property as per sanction building plan to be obtained from the office of the Kolkata Municipal Corporation on the following terms and conditions :-

NOW THIS INDENTURE AS FOLLOWS:-

ARTICLES – I – DEFINITIONS

1.1. OWNER Shall mean SRI SWAPAN BOSE son of Late Santiranjana Bose, by faith Hindu, by occupation – Business, by nationality- Indian, residing at B-148, Atabagan, Laskarpur, P.O- Laskarpur, Police Station – Bansdroni, Kolkata-700153, in the dist- 24- Parganas(s) his legal heirs, representatives, executors, administrators and assigns:

1.2. DEVELOPER shall mean VASTU REALTORS a partnership Firm represented by its partners (1) MR. PAWAN KUMAR AGARWAL son of Sri Roshanlal Agarwal and (2) MR. UMA SHANKAR NAIK son of Late Dukhan Sah both by faith-Hindu by occupation- Business, No.1 residing at WINDSOR GREENS, 957, Mahamaya Mandir Road, Police Station – Sonarpur, Kolkata – 700 084 and No.2 residing at ANANYA, Flat No. 1B, M-173, Garia Garden, Kolkata-700084, having its office at "ANANYA", M-173, Garia Garden, Kolkata-700084,, hereinafter called and referred to as the DEVELOPER

1.3 PROPERTY shall mean the said plot of land ALL THAT the homestead land measuring 4 cottahs be the same a little more or less comprised in E.P/L.O.P. No. 1769, in C.S. Plot No. 1495 Part, 53 Part, J.L. No.57, Mouza – Laskarpur P.S-Bansdroni within the Limits of The Kolkata Municipal Corporation

being municipal Premises No. 57, Atabagan, Mailing address. 149, Atabagan, Under Ward No.111 and its assessee No. 311110100570 more fully described in the First Schedule hereunder written.

1.4 **BUILDING** Shall mean and include the building to be constructed as per sanction Building Plan on the First Schedule property by the Developer.

1.5. **COVERED AREA** Shall mean the Built Up Area measuring at floor level of any unit i.e. residential apartment or car parking space or other reserve space including external dimension of walls and proportionate share of common walls and stair comprised in the building

1.6 **COMMON AREAS** Shall include the passage, ways, stair ways, stair case, gates, all rain water pipes, sewerages, fittings, fixtures, manholes, pit, gullies, roof, water pump, overhead tank and boundary wall etc. for common use and enjoyment of common owners of the building without any separate rights of ownership of such areas.

1.7. **OWNER'S ALLOCATION** In consideration the owner has agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new buildings at the cost of the Developer. The owner shall be entitled to 50% (Fifty Percent) built up area on the Ground Floor Consisting of North East Southern Side Two (Dependable) Car Parking spaces, Entire First Floor and 50% (Fifty Percent) built up area on the Third Floor consisting of North West Southern side 1(One) 2 BHK Flat No.3B and undivided 50% share of 1(one) 1BHK Flat No.3c out of sanction F.A.R in the proposed new building more fully described in the **SECOND SCHEDULE** hereunder written including the right to use of common areas on an equitable basis to be constructed

in accordance with sanctioned building plan sanctioned by The Kolkata Municipal Corporation and also to be constructed by the Developer in accordance with the specification of work. The said undivided 1(one) BHK Flat shall be sold to the Developer and after such sale, the Developer shall pay the consideration amount to the Owner. The Developer shall arrange for the owner a separate place for his accommodation i.e. 2(Two) shifting charges a sum of Rs.13,000/- (Rupees Thirteen Thousand) Only which shall be borne by the Developer up to date of possession of owner's allocation. After demolishing the Existing structure all the garbage shall be taken by the Developer positively.

Be it noted the Developer shall pay to the owner the sum of Rs. 4,00,000/- (Rupees Four Lakh) only the nonrefundable/forfeited amount in the Following manner:-

- a) At the time of execution of agreement Rs. 3,00,000/- (Rupees Three Lakh) Only.
- b) Balance amount Rs.1,00,000/- (Rupees One Lakh) Only at the time of hand over to the owner's allocation.

1.8 DEVELOPER'S ALLOCATION shall mean the remaining 50% (Fifty Percent) built up area on the Ground Floor Consisting of North Side Two Car Parking spaces, Entire Second Floor and 50% (Fifty Percent) built up area on the Third Floor consisting of North East South side 1(One) 2 BHK Flat No.3A and undivided 50% share of 1BHK Flat No.3C out of sanction F.A.R in the proposed new building together with undivided proportionate share of land, proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owners thereof is more fully described in the THIRD SCHEDULE hereunder written.

1.9 ARCHITECT Shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction as decided by the Developer.

1.10. Owner being the land owner shall be allotted aforesaid flat and Garage fully completed in all respect towards cost of land. The Developer shall be allotted all other flats and Garage parking space and other covered spaces together with proportionate share in land in consideration of providing man power expertise supervision and providing cost of construction of the entire building and investment made thereon including all expenses of sanction of Building Plan, electricity, drainage and sewerage.

#### ARTICLE – II – COMMENCEMENT

2. This agreement shall be deemed to have commence with effect from the date of execution of this agreement.

#### ARTICLE – III – OWNER'S RIGHTS AND REPRESENTATIONS

3.1 The Owner is absolutely seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT the said homestead land measuring 4 cottahs be the same a little more or less comprised in E.P/L.O.P. No. 1769, in C.S.Plot No. 1495 Part, 53Part of Mouza – Laskarpur, J.L. No.57, within the Limits of the Kolkata Municipal Corporation being municipal Premises No. 57, Atabagan, Mailing address. 149, Atabagan and its assessee No. 311110100570 or in any portion thereof. To construct the said new building the developer will take all initiative and for such arrangement the owner will assist the developer as and when required. Moreover, the Owner till this day have not yet entered into any agreement for sale or Joint Venture Agreement with any third party in respect of the said property.



3.2. The said property are free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisitions, requisitions whatsoever or howsoever of the plan.

3.3 If any defect in title shall be found or if any body shall dispute the title of the Owner in respect of the said property or any suit or action or proceedings shall be initiated regarding the title of the owner in respect of the said property then and in that event, it shall be the responsibility of the Owner to defend such suits, proceedings or actions at his own costs and the owner is hereby further agree to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses.

#### ARTICLE – IV (DEVELOPER'S RIGHT) :

4.1 The Developer shall arrange to make sanction the building plan from Kolkata Municipal corporation after obtaining signature from the owner.

4.2. The developer shall bear all expenditure for obtaining sanction building Plan.

4.3 The owner hereby grant right to the Developer to construct, erect and build upon the said property and shall be able to construct the new building thereon .

4.4. That the Developer here in shall be solely entitled to enter into separate contract or agreement in its name with Building contractor, architects and others for carrying out the development in its risks and cost.

#### ARTICLE – V – CONSTRUCTION

5.1 In consideration of the owner having agreed to permit the Developer to commercially exploit the said property and to construct, erect, build and complete the said building in accordance with the sanction plan as may be required by the Developer, the Developer has agreed to allocate the owner's

allocated space in the said building. The said owner's allocation along with total building shall be constructed and completed with good and standard materials and shall contain all amenities which are normally provided for a decent building for residential purposes.

5.2 That it is hereby also agreed that the Developer shall make all arrangements for installation electricity main connection in the said constructed building but not for the installation of separate electricity meter in the owner's allocated flats . The owner shall bring the separate Meters for his allocated flats or other areas at his own costs and responsibility and also shall pay the proportionate costs for installation of Transformer in the said premises. The owner shall pay T.D.S and G.S.T as per Govt. rules to the Competent authority.

#### ARTICLE – VI – PROCEDURE

6.1 That the owner shall render all assistance and co-operation to the developer for mutation and conversion of the said plot of land including others plot of land for obtaining sanction or permission or clearance etc from The Kolkata Municipal Corporation for the said property. And for that the owner agrees to grant and /or execute one irrevocable registered General Power of Attorney in favour of the Developer herein to facilitate the construction of the proposed building according to the sanction Building Plan and sign and execute on all papers and documents relating to the said construction and for taking all essential connecting of water, sewerage, drainage etc and to enable the developer to enter into the agreement for sale of flats and car parking spaces and other spaces together with execution and registration of sale Deed in favour of the

purchasers nominated by Developer. In case of death of any of the owner, this agreement shall be binding on the heirs and successors of the deceased owners who shall be bound to ratify this agreement and shall execute and register equal Power of Attorney in favour of the Developer, but the developer shall have full right to act according to these presents.

6.2 The Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's portion/allocation.

6.3 The Developer shall execute the deed of sale as Constituted Attorney of the owner for the Developer's allocation without owner's consent after complying with Clause no.6.2.

6.4 That the Developer will spend all the money for all necessary permissions for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by The Kolkata Municipal Corporation by the Developer shall undertake the constructional work in the said property.

6.5. The Developer shall undertakes the construction by the standard materials and the specification of materials has been given in Fourth Schedule hereunder written and the owner shall not raise any objection or obstruction in respect of the materials to be used in the construction or method of construction and the owner shall not do anything by which the developer may be restrained from doing or completing the constructional work of the said building in the said property.

6.6 All men and machineries and materials will be supplied by the Developer at its own costs and expenses.

6.7. That the supervision of the construction of building will be undertaken by the Developer and the owner cannot raise any objection for the same without valid reason. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, sewerage system will be done by the Developer as constituted Attorney of the Owner and the Owner cannot raise any objection for the same without valid reason

6.8 That the Developer shall negotiate the terms and conditions with the intending purchaser/s to sell the Developer's allocation and shall receive the entire consideration money from the intending Purchaser/s of the said flat, shop and car parking space and shall discharge money receipt for the same as a constituted attorney for the owner. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending purchaser for the Developer's allocation in the said property. In that event, the owner shall not be liable for any fault acted by Developer and the Developer exclusively shall be liable for the same.

6.9 That for the purpose of execution of Deed of conveyance in favour of the intending purchaser/purchasers and/or in the name of the Developer and/or his nominated person/persons, the cost of construction shall be taken into account with the value of the undivided proportionate share of land comprised in the said property .

6.10 That upon construction/completion of the building, the owner at the request of the Developer shall execute

appropriate Sale deeds/conveyance/Deed of Assignment in favour of the purchaser/s of the Developer's allocated position in respect of the flats and car parking space and other spaces together with undivided proportionate share in land sold by the Developer or alternatively the Developer shall be entitled to execute and register the said sale Deed on behalf of the owners by virtue of the Power of Attorney granted to the developer.

#### ARTICLE – VII – POSSESSION AND CONSTRUCTION

7.1 It has been agreed between the owners and the Developer that the construction, erection and completion of the said building shall be completed within 18 (Eighteen) months from the date of obtaining the sanction building plan from The Kolkata Municipal Corporation, If any delay is caused to circumstances beyond control of the Developer in such event the Developer shall be allowed for 6 months period of extension depending upon the progress of the work.

7.2 That the Developer shall on completion of new building, put the Owners in possession of the owner's allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

7.3 That the Owner shall be entitled to transfer or otherwise deal with the owner's allocation or portion thereof at the sole discretion of the owners. The Developer has exclusively right to transfer the Developer's allocated portion to the nominated person or persons of the Developer.

7.4. It is expressly agreed and declared that the Developer shall be entitled to receive money of the Developer's

allocation in the said building without any formal deed of transfer immediately after possession is made over to the developer of the Developer's allocated portion to be constructed by the Developer for which the owners has no responsibility. The construction of the Owner's allocation shall be done by the Developer for and on behalf of and on account of the owner and the Developer shall be the only acting as Developer on behalf of the Owner.

7.5 The Developer shall be entitled to sell the Developer's allocation as herein-above mentioned together with the undivided proportionate share in the land and shall be entitled to deal with the or dispose of the Developer's allocation in any further authority or permission on the part of the owner and without being required to obtain any such further authority or permission from the Owner.

7.6. All costs, charges and expenses including Architect's fees shall be paid, discharged and borne by he Developer and the owner shall have no liability in this context.

#### ARTICLE – VIII – BUILDING

8. The Developer shall at its own costs and expenses and without creating any financial or other liabilities on the owner construct and complete the said building and various units/flats and/or apartment thereto and/or modification shall be made in the owner's allocation with the consent of the owner.

#### ARTICLE – IX – NOTICE OF POSSESSION AND PAYMENT OF TAXES

9.1 After completion of the owner's allocation as per the plan the Developer shall issue a letter to the owner at his

respective address , on receipt of the above-said letter, the owners shall take possession of the owner's allocation with free from all encumbrances .

9.2 The Developer shall be liable to pay the taxes from the date of taking possession of the FIRST SCHEDULE property till completion of the building and after taking possession and fulfillment of SECOND SCHEDULE property, the owner shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion and also monthly maintenance charge to the developer until the society of owners shall be formed.

ARTICLE – X – DUTIES & OBLIGATIONS AND/OR  
REGISTRATION

10.1 Both the owner and the Developer shall abide by all laws, regulations, bye-laws and rules as imposed by the Government, local bodies and as the case may be the Developer and shall attend answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws and rules and regulations.

10.2 The owner and the Developer shall keep the interior walls of their allocation clean and harmless including sewer, drains, pipes and other fittings comprised therein.

10.3 As soon as this Agreement shall be signed by the parties, the owner shall hand over possession of the First Schedule property to the Developer and also hand over all the original documents relating to the said property..

10.4 The owner shall not cause any obstruction or throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the

Building or in the compound corridors or any other portion of the building.

10.5. The owner shall not create any disturbance, impediments, during the construction of the building and shall not do anything for which the construction work may be stopped or hampered for any reason and if the Developer suffers, stoppage of work and any loss or damage due to any interference made on the part of the owner or any of the owners person or for non-performances of contract or obligations by owners then the owners shall be liable to compensate the said loss to the Developer.

#### ARTICLE – XI – OWNER'S INDEMNITY

11.1. The Owner hereby agree that the Developer shall be entitled to the said construction including the Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein contained and on its part is to be observed and performed.

#### ARTICLE – XII – DEVELOPER'S INDEMNITY

12.1 The Developer hereby agrees to keep the owners indemnified against all third party claims and actions arising out of any act or admission of the Developer in or relation to demolition of the said building/structure.

#### ARTICLE – XIII – MISCELLANEOUS

13.1 The owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto any manner nor shall the parties hereto constituted as an association of persons.



13.2 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by pre-paid registered post to the Developer at the recorded address.

13.3. The local problem i.e. Political issue, Club, Local People, Subscription, donation or labour problem every liability shall have Developer side.

#### ARTICLE – XIV – FORCE MAJEURE COURSES

The owner and the Developer hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from the obtaining during duration of the force majeure.

#### ARTICLE – XV – ARBITRATION

In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement arising out of the meaning of construction of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitration of two independent arbitrators, one is to be appointed by each party and the said (two) arbitrators shall jointly appoint an umpire at the commencement of the reference and the award of arbitrators or the Umpire shall be final and this clause be deemed to be a submission within the meaning of the arbitration act, 1940 (Act, X of 1940) and it is statutory modifications and/or enactments thereof in force time to time.

FIRST SCHEDULE ABOVE REFERRED TO  
(Description of Land)

ALL THAT the said homestead land measuring 4 cottahs/be <sup>along with 100sqft 2.5' x 40' structure</sup> the same a little more or less comprised in E.P/L.O.P. No. 1769, in C.S.Plot No.1495 Part, 53, Part of Mouza- Laskarpur, J.L. No.57, P.S -Bansdroni, within the Limits of the Kolkata Municipal Corporation being municipal Premises No. 57, Atabagan, Mailing address. 149, Atabagan and its assessee No. 311110100570, under Ward No. 111, Dist. – South 24 Parganas butted and bounded in the following manner :-

ON THE NORTH : 18' wide Road,  
ON THE SOUTH : L.O.P.No.1770  
ON THE EAST : L.O.P.No.1768 ,  
ON THE WEST : Ex-Land,

SECOND SCHEDULE ABOVE REFERRED TO  
(OWNER'S ALLOCATION)

ALL THAT the in consideration the owner has agreed to grand an exclusive right to the Developer to commercially exploit the said property by construction of the new buildings at the cost of the Developer. The owner shall be entitled to 50% (Fifty Percent) built up area on the Ground Floor Consisting of North East Southern Side Two (Dependable) Car Parking spaces, Entire First Floor and 50% (Fifty Percent) built up area on the Third Floor consisting of North West Southern side 1(One) 2BHK Flat No.3B and undivided 50% share of 1(one) 1BHK Flat No.3C out of sanction F.A.R in the proposed new building including the right to use of common areas on an equitable basis to be constructed in accordance with sanctioned building plan, to be sanctioned from The Kolkata Municipal Corporation and also to be constructed by the Developer in accordance with the specification of work as stated in the FOURTH SCHEDULE herein below.

Samapan base  
11/11/11

The Developer shall arrange the owner for his accommodation i.e. 2 (Two) shifting charges a sum of Rs.13,000/- (Rupees Thirteen Thousand) Only which shall be borne by the Developer up to date of possession of owner's allocation. After demolishing the Existing structure all the garbage will taking by the developer positively.

Be it noted the Developer shall pay to the owner the sum of Rs.4,00,000/- (Rupees Four Lac) only the nonrefundable/ forfeited amount in the Following manner:-

- a) At the time of execution of agreement Rs.3,00,000/- (Rupees Three Lakh) Only.
- b) Balance at the time of hand over the owner's allocation.

Be it further noted the owner shall pay extra charges for extra works in addition to the under noted specification. The developer will complete the extra works of the owner's portion only after receipt of such charges ; but the owner will not be responsible for making payment for any additional construction works of the owners portion out side the flats of the owners allocated portion (which should be identical on all floors) or any design work of the building.

THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPER'S ALLOCATION)

ALL THAT the remaining 50% (Fifty Percent) built up area on the Ground Floor Consisting of North Side Two Car Parking spaces, Entire Second Floor and 50% (Fifty Percent) built up area on the Third Floor consisting of North East South side 1(One) 2 BHK Flat No.3A and undivided 50% share of 1BHK Flat No.3C out of sanction F.A.R in the *proposed new building* together with undivided proportionate share of land, proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owners thereof.

FOURTH SCHEDULE ABOVE REFERRED TO  
(Specification)

1. Foundation : R.C.C. column base, Column and tie beam Casting 1:1.5: 3 Mix. 1A. Structure : Frame structure .
2. Bricks Works : Made of first class Bricks; 200 mm thick wall 1:5 cement mortar, 125/75mm thick wall 1:4 cement mortar burnt bricks, (1:6) cement mortar, and H.B. nets in 75mm thick walls.
3. Plastering : All plaster works will be done with approved quality Cement, standard thickness, (1:4) cement sand mortar.
4. Flooring : Floor Tiles
5. Painting : All internal walls cement plastered with Plaster of paris finish. All external walls of snowcem finish. Synthetic primer to steel and wood works.
6. Doors : Flush doors with Commercial Ply and Sal wood frame of standard thickness.
7. Windows : Aluminum Sliding with Grill.
8. Electric Works : Concealed wiring and board with piano switches. In each bed room – 2 light pts, 1 fan pt. & 1 plug pt. In Kitchen cum dining room – 3 light pts., 2 fan pts., 1 plug pt. 1 Fridge pt. and 1 TV pt. In Kitchen 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet – 1 light pt. 1 Geyser pt. In Verandah-1 light pt. only. Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair-landing will be provided.
9. Water Supply & Sanitary : Water supply will be through necessary fittings from K.M.C and overhead water tank with necessary pump fittings. All the water and sanitary works will be done with approved quality PVC pipes and approved quality fittings with Necessary drainage/sewage lines.
10. Toilet : Each toilet with 6' feet high glazed tiled wall and White commode, PVC white cistern & One white wash basin in toilet only with fittings of standard size and quality.
11. Water Closet : Wall would be finished in Tiles up to 6' feet height from the floor with conceal pipe line for water supply provided with white colour W.C Commode with cistern, one water tap and one commode shower.
11. Kitchen : Black stone platform, one steel washing sink, with 2'-6" tiled wall above the cooking platform.

IN WITNESS WHEREOF the parties hereto set and subscribe their hands and seals on the day, month and year first above-written:-

SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES:-.

1. Rajdeep Bose  
B/1149, Garia, Atalagan  
Kolkata - 700153

Swapan Bose  
SIGNATURE OF THE OWNER

2. Rahul Das  
Alipore Judges Court,  
Kol-27.

VASTU REALTORS  
Pran Kumar Das  
Partner

VASTU REALTORS  
Uma Shankar Das  
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:- EN. NO. F/1495/1477/78  
Kalsankar Mondal Advocate,  
18, Alipur Judges' Court, Kol-27.

Computerised by:-  
Rahul Das  
18, Alipur Judges' Court, Kol-27.



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**DISTRICT SUB REGISTRAR - V**  
**SOUTH 24 PGS., ALIPORE**  
- 3 AUG 2021

MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer the sum of Rs.3,00,000/- (Rupees Three Lakh ) only nonrefundable amount as per memo below :-

<u>By</u>	<u>No</u>	<u>Bank Name</u>	<u>Date</u>	<u>Amount</u>
Cash			03.08.2021	Rs. 10,000/-
Ch	060604	S.B.I, Mahamayatala	03.08.2021	Rs.2,30,000/-
TDS				Rs. 60,000/-
				<hr/>
				Rs.3,00,000/-

(Rupees Three Lac) only

WITNESSES:-

1. Rajdeep Bose

Swapan Bose  
SIGNATURE OF THE OWNER

2. Rahul Das



2

**DISTRICT SUB REGISTRAR - V**  
**SOUTH 24 PGS., ALIPORE**  
- 3 AUG 2021



Thumb

1st finger

Middle finger

Ring finger

Small Finger

Photo	Left hand					
	Right hand					

Name -----

Signature -----



Left hand					
	Right hand				

Name PAWAN KUMAR AGARWAL

Signature Pawan Kumar Agarwal



Left hand					
	Right hand				

Name UMA SHANKAR NAIK

Signature Uma Shankar Naik



Left hand					
	Right hand				

Name SWAPAN BOSE

Signature Swapam Bose



3

**DISTRICT SUB REGISTRAR -V**  
**SOUTH 24 PGS., ALIPORE**  
- 3 AUG 2021



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

①

GRN Details

GRN: 192021220036759041 Payment Mode: Online Payment  
GRN Date: 25/07/2021 18:00:59 Bank/Gateway: CANARA BANK  
BRN : GRIPS2021072559846 BRN Date: 25/07/2021 00:07:00  
Payment Status: Successful Payment Ref. No: 2001221370/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: VASTU REALTORS  
Address: ANANYA, M-173 GARIA GARDEN, KO  
Mobile: 9748508381  
EMail: vasturealtors2018@gmail.com  
Depositor Status: Attorney of Executant  
Query No: 2001221370  
Applicant's Name: Mr RAHUL DAS  
Identification No: 2001221370/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001221370/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2001221370/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>2041</b>

IN WORDS: TWO THOUSAND FORTY ONE ONLY.



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

(2)

GRN Details

GRN: 192021220043080875  
GRN Date: 03/08/2021 12:11:34  
BRN : IK0BFCZIC3  
Payment Status: Successful

Payment Mode: Debit Card Payment  
Bank/Gateway: State Bank of India  
BRN Date: 03/08/2021 12:08:35  
Payment Ref. No: 2001221370/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: VASTU REALTORS  
Address: ANANYA. M-173 GARIA GARDEN  
Mobile: 9748508381  
Depositor Status: Attorney of Executant  
Query No: 2001221370  
Applicant's Name: Mr RAHUL DAS  
Identification No: 2001221370/5/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001221370/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001221370/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	3000
			<b>Total</b>	<b>3001</b>

IN WORDS: THREE THOUSAND ONE ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SWAPAN BOSE

SANTI RANJAN BOSE

12/10/1968  
Permanent Account Number

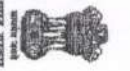
AFUPB3636C

*Swapan Bose*  
Signature



18022015

*Swapan Bose*



## ভারত সরকার

Unique Identification Authority of India  
Government of India

তথ্যকল্পের আই সি/Enrollment No.: 1040/19635/09154

Swapan Bose

To  
স্বপন বোস  
Swapan Bose  
B-148 ATABAGAN  
Laskarpur  
Laskar Pur South Twenty Four Parganas  
West Bengal 700153

19187556



MN191875565EDF



আপনার আধার সংখ্যা/Your Aadhaar No. :

**4864 5030 9473**

আধার - সাধারণ মানুষের অধিকার



স্বপন বোস

GOVERNMENT OF INDIA

স্বপন বোস

Swapan Bose

পিতা : শান্তি রঞ্জন বোস

Father : SHANTI RANJAN BOSE

জন্ম তারিখ / Year of Birth : 1968

লিঙ্গ / Male



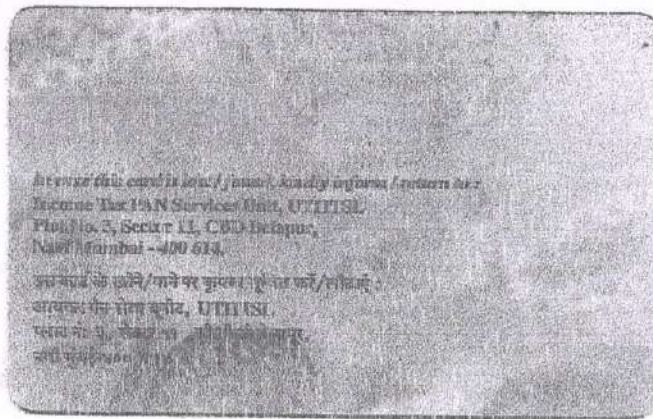
4864 5030 9473





VASTU REALTORS  
*Suman Kumar Sharma*  
Partner

VASTU REALTORS  
*Uma Shanker Nank*  
Partner





Uma Shankar NAIK





**ভারত সরকার**  
**Unique Identification Authority of India**  
**সংসদ**

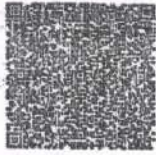
ভালিকাতুলির আই ডি / Enrollment No.: 0000/00265/23927

To  
 উমা শঙ্কর নাথক  
 Uma Shankar Naik  
 C/O, Dukhan Sah  
 Ananya, flat 1b M-173, garia Garden  
 Near Garia Garden P.o  
 Garia  
 Garia  
 South 24 Parganas  
 West Bengal 700084  
 9748508381

04/04/2014  
 352547522



MA525475227FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4750 0146 0669**

আমার আধার, আমার পরিচয়



**ভারত সরকার**  
**Government of India**  
 উমা শঙ্কর নাথক  
 Uma Shankar Naik  
 জন্মতারিখ / DOB : 22/03/1968  
 লিঙ্গ / Male



**4750 0146 0669**

আমার আধার, আমার পরিচয়


*Uma Shankar Naik*  
*Uma Shankar Naik*

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

PALWAN KUMAR AGARWAL  
ROSHANLAL AGARWAL  
07/04/1955

ACWPA3186D

P. K. Agarwal



*Palwan Kumar Agarwal*

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

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें :  
आयकर PAN सेवाएँ/यूनिट, ए. टी. एस. ई. एल.  
प्लॉट नं. 3, सेक्टर 2, सी. बी. डी. बेलपुर,  
नवी मुंबई - 400 614.

Government of India  
পাণ্ডেব কু আগরওয়াল  
Pawan Ku Agarwal  
জন্মতারিখ / DOB : 07/04/1965  
পুরুষ / Male

6599 3230 0127

আমার আধার, আমার পরিচয়

*Pawan Kumar Agarwal*

Unique Identification Authority of India

ঠিকানা:  
এস/ও: রোশন লাই আগরওয়াল,  
উইন্সর গ্রীন্স ডি২এ, 957  
মহামায়া মন্দির রোড, রাজপুর  
সোনারপুর (এম), গড়িয়া, দক্ষিণ  
২৪ পরগনা, সোনারপুর, পশ্চিম  
বঙ্গ, 700084

Address:  
S/O: Roshan Lai Agarwal, windsor  
greens d2a, 957 mahamaya  
mandir road, Rajpur Sonarpur (M),  
Garia, South 24 Parganas,  
Sonarpur, West Bengal, 700084

6599 3230 0127

1947 help@uidai.gov.in www.uidai.gov.in

INDIAN UNION DRIVING LICENCE  
WEST BENGAL STATE

WB-2020170154171 Issue Dt: 09/03/2017

Name	RAHUL DAS	
S/D/W of	NETAI CH. DAS	
Blood Gr.	U	D.O.B. 29/10/1991
Address	NATUN PALLI DAKSHINANGSH RAJPUR SONARPUR KOLKATA 700150	



Rahul Das

Holder's Sign

L Authority  
South 24 PGS

Authorised to Drive Throughout India

Valid Till	
N.T.	08/03/2037
Trans	

Vehicle Class	Issue Dt
MCVKG	31/08/2017
LMV-NT	09/03/2017

App No 85217617

Print Date 12/09/2017

## Major Information of the Deed

Deed No :	I-1630-02640/2021	Date of Registration	03/08/2021
Query No / Year	1630-2001221370/2021	Office where deed is registered	
Query Date	25/07/2021 1:37:00 PM	1630-2001221370/2021	
Applicant Name, Address & Other Details	RAHUL DAS SONARPUR,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 32,70,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



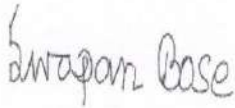
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 57, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha	1,70,000/-	32,40,003/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>				<b>6.6Dec</b>	<b>1,70,000 /-</b>	<b>32,40,003 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	




**Land Lord Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Swapan Bose (Presentant )</b> Son of Late Santiranjn Bose Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Office			
	03/08/2021	LTI 03/08/2021		03/08/2021
B-148, Atabagan, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6C, Aadhaar No: 48xxxxxxxx9473, Status :Individual, Executed by: Self, Date of Execution: 03/08/2021 , Admitted by: Self, Date of Admission: 03/08/2021 ,Place : Office				

**Developer Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Vastu Realtors</b> M-173, Garia Garden, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx5Q,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
	<b>Pawan Kumar Agarwal</b> Son of Late Roshanlal Agarwal Date of Execution - 03/08/2021 , , Admitted by: Self, Date of Admission: 03/08/2021, Place of Admission of Execution: Office			
	Aug 3 2021 12:20PM	LTI 03/08/2021		03/08/2021
957, Mahamaya Mandir Road, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6D, Aadhaar No: 65xxxxxxxx0127 Status : Representative, Representative of : Vastu Realtors (as Partner)				

Name	Photo	Finger Print	Signature
<b>Uma Shankar Naik</b> Son of Late Dukhan Sah Date of Execution - 03/08/2021, , Admitted by: Self, Date of Admission: 03/08/2021, Place of Admission of Execution: Office	 <small>Aug 3 2021 12:21PM</small>	 <small>LTI 03/08/2021</small>	 <small>03/08/2021</small>
Garia Garden, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx7F, Aadhaar No: 47xxxxxxxx0669 Status : Representative, Representative of : Vastu Realtors (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Das</b> Son of Mr Netai Ch Das Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 <small>03/08/2021</small>	 <small>03/08/2021</small>	 <small>03/08/2021</small>
Identifier Of Swapnan Bose, Pawan Kumar Agarwal, Uma Shankar Naik			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Swapnan Bose	Vastu Realtors-6.6 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Swapnan Bose	Vastu Realtors-100.00000000 Sq Ft

On 03-08-2021

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

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

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

Presented for registration at 12:18 hrs on 03-08-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Swapan Bose ,Executant.

**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 32,70,003/-

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

Execution is admitted on 03/08/2021 by Swapan Bose, Son of Late Santiranjana Bose, B-148, Atabagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Indetified by Mr Rahul Das, , Son of Mr Netai Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-08-2021 by Pawan Kumar Agarwal, Partner, Vastu Realtors (Partnership Firm), M-173, Garia Garden, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Rahul Das, , Son of Mr Netai Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-08-2021 by Uma Shankar Naik, Partner, Vastu Realtors (Partnership Firm), M-173, Garia Garden, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Rahul Das, , Son of Mr Netai Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,053/- ( B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/07/2021 12:00AM with Govt. Ref. No: 192021220036759041 on 25-07-2021, Amount Rs: 21/-, Bank: CANARA BANK ( CNRB0000344), Ref. No. GRIPS2021072559846 on 25-07-2021, Head of Account 0030-03-104-001-16

Online on 03/08/2021 12:13PM with Govt. Ref. No: 192021220043080875 on 03-08-2021, Amount Rs: 3,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFCZIC3 on 03-08-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2622, Amount: Rs.5,000/-, Date of Purchase: 26/07/2021, Vendor name: K S Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/07/2021 12:00AM with Govt. Ref. No: 192021220036759041 on 25-07-2021, Amount Rs: 2,020/-, Bank: CANARA BANK ( CNRB0000344), Ref. No. GRIPS2021072559846 on 25-07-2021, Head of Account 0030-02-103-003-02

Online on 03/08/2021 12:13PM with Govt. Ref. No: 192021220043080875 on 03-08-2021, Amount Rs: 1/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFCZIC3 on 03-08-2021, Head of Account 0030-02-103-003-02



**Rita Lepcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 96699 to 96738

being No 163002640 for the year 2021.



Digitally signed by RITA LEPCHA DAS  
Date: 2021.08.13 18:39:30 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/08/13 06:39:30 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)