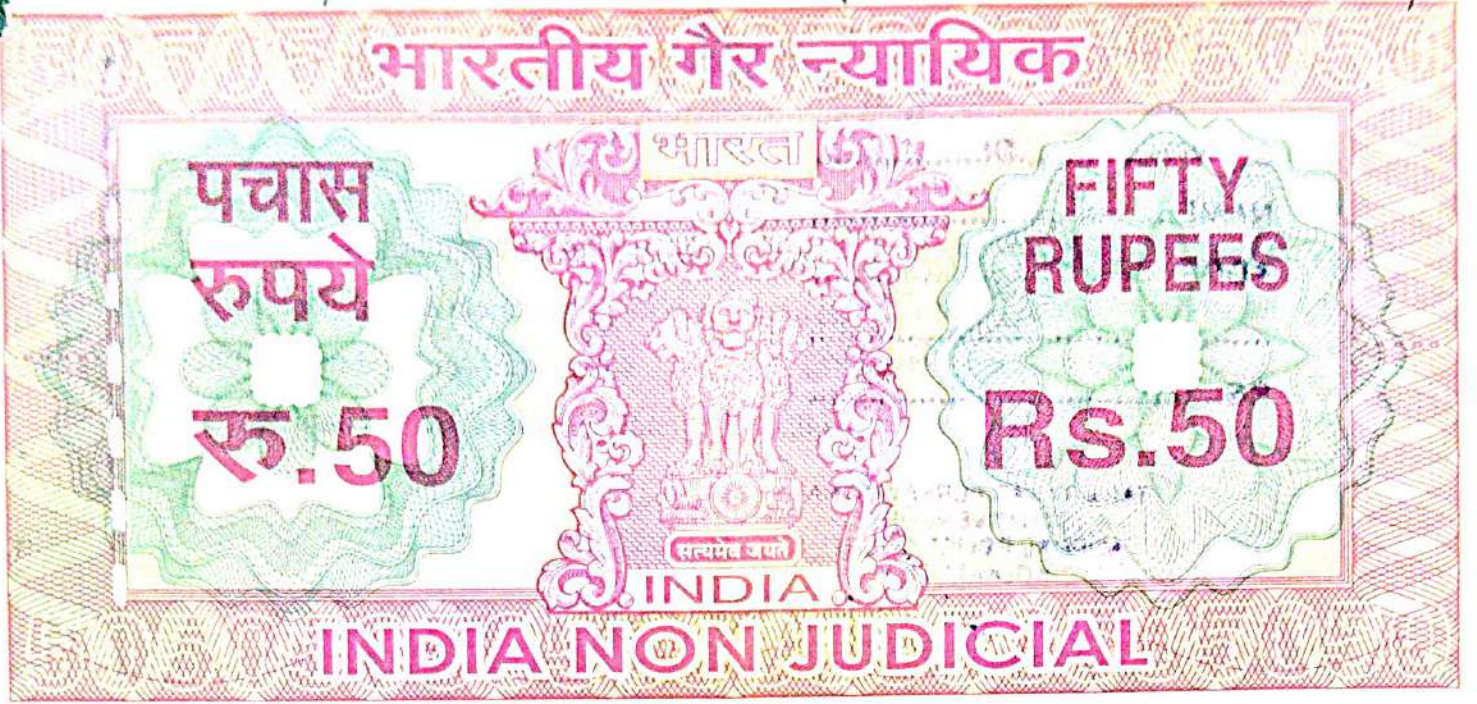


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Additional Security of Assurance
8 OCT 2020

AGREEMENT FOR JOINT VENTURE

THIS MEMORANDUM OF AGREEMENT made this the 8th day of October, Two Thousand Twenty BETWEEN:

SRI SUMITRO SARKAR (PAN: AIWPS5335E) (AADHAR NO. 3736 7144 2019) son of Late Shri Nihar Kumar Sarkar, by faith Hindu, by Nationality Indian, by occupation Business and residing at Premises No.176/14/130, Raipur Road, Police Station Jadavpur, Post Office Regent

[Faint handwritten notes and signatures at the bottom of the page]

06 OCT 2020

SL. NO. 199 Dt.....

NAME..... S. C. MAZUMDER (ADV)

ADDRESS..... ALIPORE POLICE COURT
KOLKATA-700027

RS. 50/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Administrative Assistant of
58 OCT 2020



Sital Halder
S/o. Sri. S. Halder
of Alipore Police Court
Kolkata-700027. Law clerk

Estate, Kolkata- 700092 hereinafter referred to as the "LESSEE" (which expression unless excluded by or repugnant to the context hereof shall mean and include his respective heirs, executors, administrators, legal representatives and assign) of the ONE PART.

AND

GRIHO NIRMAN ASSOCIATES (PAN : AAFFG9883N), a Partnership firm having its Principal Office at having its registered office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas, herein represented by one of its partner SRI ARJUN SINGH, (PAN : ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas hereinafter referred to as the "PROMOTERS/ DEVELOPERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives successors-in-office and assigns) of the OTHER PART;

WHEREAS the Governor of State of West Bengal as the Lessor granted, conveyed and transferred by way of Lease to Smt. Leela Sarkar wife of Nihar Kumar Sarkar resident of Premises No. 6B, Clarke Street Police Station Ballygunge, Calcutta in the District of 24 Parganas All That piece or parcel of land containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Tollygunge, Sub Registrar Alipore, in the District of 24-Parganas by an Indenture of Lease dated 11th day of August, 1961 at and for a Salami or Premium of Rs.16,254.00 (Rupees sixteen thousand two hundred fifty four) only for a period of 99 (ninety nine) years commencing from the 11th day of August, 1961 which was registered at the office of Sub Registrar at Alipore Sadar, District 24-Parganas and recorded in Book No.I, Volume No.1136, Pages 1 to 6, Being No.6734 for the year 1961.

AND WHEREAS the Governor of the State of West Bengal as the Lessor therein released Smt. Leela Sarkar, the Lessee therein upon payment of the entire premium as stated in the said Indenture of Lease dated 11th day of August, 1961 and at present there is no liability with the Governor of State of West Bengal, the Lessor therein.

AND WHEREAS Smt. Leela Sarkar thus seized and possessed of and well and sufficiently entitled to as the Lessee All That piece or parcel of land containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks

10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, within the Municipal limits of Corporation of Calcutta, Police Station Tollygunge, Sub Registrar Alipore, in the District of 24-Parganas free from all encumbrances, charges, liabilities and liens whatsoever.

AND WHEREAS Smt. Leela Sarkar mutated her name in the records of Corporation of Calcutta and the said plot of land was numbered as 176/14/130, Raipur Road, under Ward No. 96, being Assessee No. 210960701379, and subsequently constructed a two storied brick built building standing thereon on the said plot of land free from all encumbrances, charges, liabilities and liens whatsoever.

AND WHEREAS Leela Sarkar died intestate on 10th February 2010, leaving behind her only son Sri Sumitro Sarkar governed by the Dhayabhaga School of Hindu Law as her legal heir.

AND WHEREAS Nihar Kumar Sarkar predeceased his wife Smt. Leela Sarkar on 24 January 1996.

AND WHEREAS Sri Sumitro Sarkar thus became the sole and absolute Lessee and seized and possessed of and well and sufficiently entitled to All That piece or parcel of land together with two storied building measuring 4800 Square feet containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or

less situated and lying at and being Plot No.130 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/130, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960701379 in the District of 24-Parganas South free from all encumbrances, charges, liabilities and liens whatsoever.

AND WHEREAS Sri Sumitro Sarkar has now decided and agreed to develop his property as the sole and absolute lawful Lessee of All That piece or parcel of land together with two storied building measuring 4800 Square feet containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/130, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960701379 in the District of 24-Parganas South which is the subject matter of this Agreement for Joint Venture and is morefully described and mentioned in the "Schedule - A" herein below hereinafter referred to as the said "Property".

AND WHEREAS the Lessee and Promoters/Developers have jointly agreed and settled terms and conditions for their mutual benefit and interest for finalisation of promoting and developing the property and it covenanted as under :-

1. That the Lessee has agreed to give to develop and promote and the Promoters/ Developers have agreed to take and accepted to develop and promote All That piece or parcel of land together with two storied building measuring 4800 Square feet containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/130, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960701379 in the District of 24-Parganas South which is more fully described and mentioned in the Schedule 'A' hereinbelow hereinafter referred to as 'the said property.
2. That the Lessee has not entered into any Agreement if so all the Agreement previous to this present will be liable to be cancelled and this present Agreement will be in force.
3. That the Promoters/Developers will bear all cost and expenses for preparing building plan, submission of the same, payment of sanction fees and obtaining sanctioned plan and/or revised sanctioned plan of the said property and the completion certificate from the Kolkata Municipal Corporation and if required Lessee will sign all relevant papers, documents, plan etc. to be produced by the Promoters/Developers from time to time.
4. That all outstanding taxes dues to the Kolkata Municipal Corporation upon updating the annual valuation till obtaining the

sanction building plan from the Kolkata Municipal Corporation shall be paid by the Promoters/Developers amounting to Rs.2,00,000.00 (Rupees two lakh) only and the remaining balance amount shall be paid by the Lessee. That all such taxes to be paid to the Kolkata Municipal Corporation thereafter shall be paid by the Promoters/Developers till handing over possession to the Lessee in the said new building to be constructed.

5. That the Promoters/Developers will dismantle the existing building at the said premises by a demolition contractor. The salvage value paid by the demolition contractor will be retained by the Promoters/Developers.
6. The Lessee will execute a General Power of Attorney in favour of Sri Arjun Singh. Sri Ashoke Kumar Roy had given his consent for the same being his partner of their aforesaid partnership firm, in accordance to the terms and conditions of this Agreement only authorising and empowering Sri Arjun Singh to take all necessary steps in connection with the construction of the proposed building on the said land, transfer of flats, and execution of conveyances relating thereto with common facilities in Promoters/Developers allocation in the said new building, appointment of engineers, architects, agents, contractors, etc. and to represent the Lessee before the Kolkata Municipal Corporation and any other authority or authorities concerned, to sign any application, schemes, drawings, maps or any other writings for deviation or alteration on his behalf, appear before any authority or authorities and undertake the construction of the proposed building.

7. That the Promoters/Developers shall be entitled to enter in to agreement for sub-lease of the flats in the proposed building at any time after execution of these presents by accepting earnest money and/or advance from the individual person or persons relating to transfer of flats in Promoters/Developers allocation.
8. That the Promoters/Developers will have to complete the construction of the buildings and hand-over Lessee' allocation to the Lessee within 24 (twenty four) months from the date of receiving vacant possession of the said premises and upon obtaining sanctioned building plan from the Kolkata Municipal Corporation. In case Promoters/Developers fail to complete the building and further fail to handover the Lessee' allocation to the Lessee within 24 (twenty four) months due to any unforeseen circumstances, the aforesaid period of 24 (twenty four) will be extended till completion of the said new building, which should not exceed 30 (thirty) months under any circumstances.
9. That the Lessee will be allotted one flat measuring 1200 square feet super builtup area more or less on the first floor north east side and 1 covered car parking space on the ground floor and the Promoters/Developers will be allotted the remaining first floor, entire second, entire third and entire fourth floor and all the remaining car parking space in the ground floor of the said new building to be constructed at the said premises.

That the Promoters/Developers shall pay a sum of Rs. 1,30,00,000.00 (Rupees one crore thirty lakh) only to the

Lessee by Post Dated Cheques in the following manner as follows:-

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------|
| a) First installment to be paid on execution of this Agreement. | Rs. <u>30,00,000.00</u> | 72,00,000 |
| b) Second installment to be paid after registration of Development Agreement and Development Power of Attorney on or before 30 th October 2020. | Rs. 40,00,000.00 | |
| c) Third installment to be paid on or before 30 th June, 2021. | Rs. 20,00,000.00 | |
| d) Fourth installment to be paid on or before 30 th September, 2021. | Rs. 20,00,000.00 | |
| e) Fifth installment to be paid on or before 31 st March, 2022. | <u>Rs. 20,00,000.00</u> | |
| | <u>Rs. 1,30,00,000.00</u> | |

That the above mentioned payment schedule may defer subject to delay in obtaining the sanctioned building plan from the Kolkata Municipal Corporation and or any objection raised by any Government Authority, in this regard the Lessee shall always cooperate with the Promoters/Developers. The total consideration mentioned herein above is subject to deduction of T.D.S as applicable. The Lessee will handover the possession of the said premises upon executing this Agreement for Joint Venture.

That if the Promoters/Developers obtain any further additional sanctioned building plan for the fifth floor in the said building at

their own cost and expenses by observing all the rules and regulations of the Kolkata Municipal Corporation in that event the Promoters/Developers shall have the exclusive right to transfer the said fifth floor at their own discretion and the Lessee shall not object for the same in this connection.

10. That in consideration of the Lessee permitting and granting exclusive right to Promoters/Developers to build ground plus four or five storied building upon the said property and to transfer the flats, car-parking spaces at the said property together with the proportionate part or share of land comprised in the said property and realise and appropriate the sale-proceeds thereof.
12. That the Promoters/Developers shall meet and bear expenses required for construction of the proposed multistoried building as per plan sanctioned by the Kolkata Municipal Corporation. The costs and expenses required for any further revision in the plan and expenses required to be incurred towards obtaining sewerage; water, electricity and other amenities will also be borne by the Promoters/Developers.
13. That the Lessee agrees and undertake to assign, convey and transfer and the Lessee will be a Party in the Deed of Sub-Lease/Deed of Assignment of the proportionate undivided part or share in the said land to any individual of the flats, car parking space in the allocation of Promoters/Developers of the proposed building as may be nominated by the Promoters/Developers for the flats of the Building.

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13. That the Lessee agrees and undertake to assign, convey and transfer and the Lessee will be a Party in the Deed of Sub-Lease/Deed of Assignment of the proportionate undivided part or share in the said land to any individual of the flats, car parking space in the allocation of Promoters/Developers of the proposed building as may be nominated by the Promoters/Developers for the flats of the Building.

14. That the Promoters/Developers and/or their nominee/nominees and Sub-Lessee or his assigns shall have rights of built up area spaces for the use as common areas, common facilities and common parts for egress and ingress, right of passage to set electricity through pipes, drains, wire conducts laying or bringing in through or over the flats as far as reasonable necessary for the beneficial use and enjoyment of their respective flats.
15. That upon completion of construction, transfer of the flats/spaces to the individual, all sorts of right, title or interest in the said property belong to the Lessee shall be proportionately ceased and the Promoters/Developers and/or their nominee or nominees, of the spaces who will acquire rights, title and interest in the land in proportion to the area of the spaces so acquired in their respective flats, it being expressly declared that interest of the flats owned in the land or soil is impartible.
16. That upon completion of the construction and by assigning the flats in the Developers/Promoters allocation to the individual person or persons and upon handing over the Lessee's allocation to the Lessee, the maintenance and upkeep of the said spaces, both internal and external shall be the responsibility of the Assignees/Lessee by themselves of the said proposed building proportionately. The Promoters/Developers shall be liable to pay maintenance charges for the unsold flats in the Promoters/Developers allocation. However for a period of one year from the date of completion certificate the Promoter/Developer will carry out the functions at the cost of the

Assignees/Lessee. The maintenance cost shall be decided by the parties and erstwhile Assignees mutually at that point of time.

17. That the Promoters/Developers shall make the said construction as per sanctioned plan or revised plan, if any, in accordance with relevant Rules, Regulations and Bye-Laws of the Kolkata Municipal Corporation. The Promoters/Developers shall keep the Lessee absolutely indemnified and harmless against all actions claims and demands whatsoever due to any deviation from the said sanctioned plan or due to any violation of the relevant Rules, Regulations and Bye-Laws or for any acts, omission, commission made by the Promoters/Developers or if any accident is occurred during the construction the Promoters/Developers shall remain liable for any loss or damages for accepting advances from the intending assignees of the Flats in the Developers allocation . The Lessee shall not remain liable for any such acts on the part of the Developer. The Promoters/Developers will from time to time keep the Lessee informed of any modification/change in the sanctioned building plan if the same is done with the approval of Kolkata Municipal Corporation. The Promoters/Developers shall be responsible for the construction made and source of funds and any explanation regarding the same if required by any authority (for example Income Tax, Kolkata Municipal Corporation or any such authority) has to be explained by the Promoters/Developers and the Lessee shall not be answerable to any body in all such circumstances.

The General specification of the construction of the Lessee' allocated area are summarised hereunder:

- (a) BUILDING: Building comprises of car parking and four or five upper floors.
- (b) FOUNDATION: Reinforced Cement Concrete raft with columns.
- (c) SUPER STURCTURE: The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs.
- (d) WALLS & CEILING: Walls of the building will be 200 mm thick brick walls on the external face and 125/75 mm thick internal brick partition walls with cement, sand, mortar. All internal surfaces to be plastered with cement sand mortar and with plaster of paris finish. All external walls to be plastered with sand, cement mortar and will have a damp-proof treatment along with Weather Coat cement paint (Berger Paint) finish.
- (e) FLOORING: Morwar Marble or Vitrified Tiles flooring in bedrooms, living/dining hall, kitchen toilets and verandahs. Marble flooring in stair and lobby. Crazy mosaic flooring in the roof with Heat proof treatment. Cement tiles flooring in the car parking areas.

(f) DOORS:

All doorframes will be of seasoned Sal wood. Main doors will be made of 35mm flash door with decorative woodwork & polished finish. Internal flush door will be made of 32mm thick hot pressed factory made solid cure phenol bounded finish. All doors will be fitted with oxidized steel hinges and tower bolts. Godrej lock in main door, baby locks in the internal doors.

(g) WINDOWS:

Sliding windows will be made of Aluminium framed with glass and necessary fittings including iron grill.

(h) TOILETS (FITTINGS):

European commode, cistern and basin (Parryware Slimline). Hot and cold concealed internal C-PVC water pipe lines of ISI grade (supreme) for bibcocks, shower with arm and geyser point. All fitting and fixtures will be of Jaquar (Continental) make. U-PVC water pipe lines of ISI grade (supreme/paras) for external water lines. Walls will be covered with ceramic glazed tiles dado finished upto 7'-00" height i.e. top of door frame.

(i) KITCHEN:

Granite slab on cooking platform with steel sink. Ceramic Glazed tiles dado will be

fixed upto 2'-6" height above the cooking platform.

(j) ELECTRICAL : Concealed conduit piping with copper wiring of ISI Grade.(Havells)

(I) 2Nos. light point, 1 No. fan point and 1 No. 5 Amp socket point with switchboard having provisions of setting fan regulator in each room. 1 No AC point in master bedroom.

(II) Drawing/Dining hall will have 4 Nos. light points 2 Nos. fan points, 2 Nos. 5 Amp socket point, 1 No AC point, one telephone point and cable TV point.

(III) Kitchen will have 1 No. light point, 2 Nos. 15 Amp socket point and 1 No. Exhaust Fan Point.

(IV) Toilets will have 1 No. light point, 1 No. Geyser point. and 1 No. Exhaust Fan Point

(V) Staircase will have 1 No. light point in each landing area. 1 calling bell point in each flat.

(VII) All points will be fitted with latest modular switches. (MK, Ivory)

(k) LIFT : One 5 passengers Lift Engineering Services(LES) elevator will be provided.

(l) WATER SUPPLY: 24 hours water supply with pump set and Corporation supply.

EXTRA:
i] Ground floor lobby will be decorated by sculptural relief mural.
ii] Aesthetic elevation treatment on the building.

iii] Suitable main gates with adequate lighting.

18. That the Lessee will not be liable to pay the Promoters/Developers any amount whatsoever towards cost of construction or any matter concerned therewith.

19. That so long such separate assessment are not made the Lessee and/ or his assigns and the Promoters/Developers or their nominee or nominees or Assignees from Developers allocation shall proportionate share of the consolidated rate of the Municipal Taxes and other rates as may be found payable or may be imposed on account of and in respect of the said respective portions of the constructed area.

20. That during the continuance of this Agreement, the Lessee shall not in any manner encumber or dispose of the said premises and/or land comprised therein or any portion thereof.

21. The Lessee shall not in any way be responsible for any loss or injury to any employee or staff of the Developers or any other persons because of any accident or otherwise under Workmens' Compensation Act or any other law.

22. That the Promoters/Developers shall be entitled to apply for and obtain electricity, telephones, sewerage, water gas and other public utility services in or upon the proposed new building either in their own names or in the names of intending assignees or nominee or other persons at their sole discretion and at their own costs.

23. That all building materials, plants and machineries etc. which may be brought or kept at the premises shall remain at the sole risk and responsibilities of the Promoters/Developers. The Promoter/Developers will clear the premises before giving possession to the Lessee.

24. That after completion of the construction of the proposed building and making over possession of the space and/or flat and/or garage herein to the Lessee in his respective allocation the Promoters/Developers shall have the rights and obligations in respect of their respective allocation as follows :-

(a) The intending person/s in the Promoters/Developers, allocation shall have full and complete and unfettered right in common with other occupants of different flats of the said property in respect of the staircase along with landing therein and the common passage landing to and from the main entrance or gate abutting on the public road in the ground floor of the said property for the purpose of egress and ingress and carrying or bringing in or taking out of said floors all goods pieces or furniture and any other harmless and/or non-prescribed movables;

(b) Subject to the restriction and reservation contained herein, the intending flats occupants in the Promoters/Developers, allocation shall have full and absolute right of use in common with other

assignees and/or occupants of different flat/spaces of the said property the main drainage water supply system and connection including the pipes, pipelines and also the water reservoirs with conduits and connection and all common facilities and common areas;

(c) The intending flats occupants in the Promoters/Developers, allocation shall have absolute and unfettered right to use of vertical, lateral, overhead and underneath support and the rights of keeping, resting, inserting, supporting and maintaining all beams, rafters, fixtures and on and to all walls supporting the said floors including all boundaries and land bearing or dividing and/or separating walls, overhead walls, overhead roofs and floors. The Promoters/Developers and/or their nominee or nominees shall have to maintain the floor of the said flats/portions.

(d) The intending flats occupants in the Promoters/Developers, allocation shall have the right of erecting and maintaining temporary scaffolding if necessary for effecting any repairs white washing or painting of the doors and windows of the said floors of any portion thereof provided always that such scaffolding does not cause any

nuisance or permanent obstructions to the other occupants of the said property;

(e) The intending flats occupants in the Promoters/Developers, allocation shall have the absolute right of making such construction, additions and alterations at their option within the said floors allotted to them as are permissible under the rules and regulations of the Kolkata Municipal Corporation provided always that such action does not impair safety of the building or cause any nuisance and inconvenience to the other occupants of the said building;

(f) The intending flats occupants in the Promoters/Developers, allocation from time to time and at all times agree to pay proportionate share towards costs of service charges, maintenance taxes, impositions and other outgoings. The Promoters/Developers and/or their nominee or nominees shall regularly and month by month make payment of the aforesaid sum or any variations thereof as may be fixed thereafter individually and/or collectively.

(g) The intending flats occupants in the Promoters/Developers, allocation shall have the right to mutate their names as Sub-Lessee of the said flats/spaces allotted to them in the assessment

record of the Kolkata Municipal Corporation and of having the said flats/spaces assessed for taxes and Lessee shall not object to the same;

- (h) So long as the said flats/spaces are not assessed separately for the purpose of municipal taxes, the Lessee or their nominee or nominees shall pay proportionate share of the house rates and taxes in respect of the share of consolidated rate of taxes as may be levied on the property in its entirety from the date of delivery of possession of the flat/spaces as aforesaid the balance being responsibility of the Promoters/Developers.

25. That the Promoters/Developers shall keep all accounts of the purchase materials and payments and receipts of construction of the building and the transferring of flats and it will not be opened for inspection and/or to be questioned by the Lessee.

26. That the name of the said new building to be constructed will be decided by the Lessee and the Promoters/Developers.

27. Nothing in these presents shall constitute as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developers by the Lessee or Joint Venture or as creating any right, title or interest thereof in favour of the Promoters/Developers other than to develop the said premises described in Schedule "A" written hereunder in terms of these presents.

28. That any dispute or difference arising out or and/or relating to this Agreement for Development shall be referred to the Arbitration of a single Arbitrator if the parties can agree upon one, otherwise to two Arbitrators one to be appointed by each of the Party to the dispute and if the said Arbitrators fail to enter into a conclusion in that case they shall appoint the third Arbitrator and the decision of the Arbitral Tribunals shall be final and binding upon the parties and the Arbitration proceedings shall be governed by the statutory modification thereof for the time being in force.

SCHEDULE "A" AS REFERRED TO ABOVE.

All That piece or parcel of land together with two storied building measuring 4800 Square feet containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/130, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960701379 in the District of 24-Parganas South butted and bounded in the manner following that is to say :

<u>ON THE NORTH :</u>	By Premises No. 176/14/129, Raipur Road
<u>ON THE EAST :</u>	By 30'-0" wide KMC Road.
<u>ON THE SOUTH :</u>	By 30'-0" wide KMC Road,
<u>ON THE WEST :</u>	By Premises No. 176/14/131, Raipur Road

IN WITNESS WHEREOF the Lessee and the Promoters/Developers have hereto set and subscribed their respective hands this day, month and year first above written.

SIGNED AND DELIVERED at
Kolkata in presence of Witnesses :

1. *Sumitro Sarkar*
T 11/5 DLF PH-3
GURGAON - 122002

Sumitro Sarkar
(SRI SUMITRO SARKAR)
LESSEE

2. *Jayante Datta*
33/1, N.K. Ghosh Rd
Kolkata - 700042

Arjun Singh
(SRI ARJUN SINGH)
PARTNER
(GRIHO NIRMAN ASSOCIATES)
PROMOTERS/DEVELOPERS

This Development Agreement is
drafted and prepared by me at my
office :

Goutam Basu ^{WB. 745/80.}
Advocate,
Alipore Police Court, Kolkata

MEMO OF CONSIDERATION

Received from the abovenamed Promoters/Developers a sum of Rs. 30,00,000.00 (Rupees Thirty Lakh) only by the following modes of payments:-

1. By RTGS bearing no: FDRLH20282287146 .

Dated 08.10.2020 through The Federal Bank Ltd,

Ballygunge Branch, Kolkata

in favour of Sri Sumitro Sarkar.

Rs. 27,75,000.00

Add:- Tax Deducted at Source

Rs 2,25,000.00

(Rupees Thirty Lakh) only.

Rs. 30,00,000.00

In presence of:-

1. *Alaxi Wida Sarkar*

Sumitro Sarkar
(SRI SUMITRO SARKAR)

2. *Jayante Dutt*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 201983 to 202021

being No 190304274 for the year 2020.



Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.10.21 12:03:51 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/10/21 12:03:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
