

16.6. That the Developer shall bear cost of completion certificate for obtaining the same from the Madhyamgram Municipality.

ARTICLE - XVIII : LEGAL ACTION

18.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitrator under Arbitration and Conciliation Act, 1996. On the other hand both parties shall have every right to take shelter of law against each and other for violating the terms and conditions of this Agreement.

ARTICLE - XIX : FORCE MAJEURE

19.1. The parties shall not be considered to be liable for any obligations hereunder to the extent that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.

19.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

FIRST SCHEDULE REFERRED TO ABOVE

(Description of the project land to be develop)

ALL THAT piece and parcel of BASTU land measuring about in real physical measurement **8 (Eight) Cottah 11 (Eleven) Chittak 20 (Twenty) Sq.Ft.**, more or less, with a concrete boundary wall over and around landed property, comprised in R.S. Dag No. 532 corresponding to **L.R. Dag No. 830**, under R.S. Khatian No. 166 corresponding to L.R. Khatian No. 1975, 2121/1 & 1864/1 corresponding to present **L.R. Khatian No. 7210 (in the name of SUBASH CHANDRA DUTTA)** (land area 4 Cottah 5 Chittak 8 Sq.Ft.) **& L.R. Khatian No. 5440 (in the name of SUBASH CHANDRA DUTTA)** (land area 4 Cottah 6 Chittak 12 Sq.Ft.), lying and situated at J.L. No. 52, Mouza - HUMAIPUR, Touzi No. 146, Re. Suv. 164, within the municipal limit of Madhyamgram Municipality, in Ward No. 8, under **Amalgamated Holding No. 11, of Sreenagar No. 1**, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto. The annexed Fingerprints and Colour photographs of the parties herein shall be treated as a part of this, being butted and bounded as follows :-

On the North :- Land of L.R. Dag No. 824.

On the South :- Land of L.R. Dag No. 831 & 832.

On the East :- Land of L.R. Dag No. 829.

On the West :- 21 Ft. 1 No. Sreenagar Road.

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

LAND OWNERS' ALLOCATION Shall mean as follows :-

- I. **The owners herein** will get the entire Ground Floor of commercial use and **30% covered area** of each floor i.e. from **First Floor** to **Top Floor**, out of the said proposed multistoried building, to be constructed as per the sanctioned plan from the concern municipality.

- II. Proportionate share of the common area.

As with proportionate undivided rights and interest in the land measuring **8 Cottahs 11 Chittaks 20 sq.ft.** on which the said building is erected and built and also rights and obligations in respect of common areas and facilities along with right of easement in all common areas available under the provisions of the West Bengal Apartment Ownership Act, 1972.

It has been clear that all the expenses (viz. personal electric meter & generator charge alongwith any other government charges) related to the owner's allocation will be borne by owner only. Developer will be not responsible for such any charges.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include the remaining portion of the said multistoried building [save and except the Owners allocation] i.e. the entire constructed area of the said multi-storey building together with undivided proportionate share of land comprised in the premises except the owner's allocation as aforesaid which is more fully described in the Third Schedule written hereunder. (Be it mutually agreed that if at any subsequent stage a further storey or storey's over and above the pattern sanctioned by the local authority it will be shared treated as Developer's Allocation).

THE FOURTH SCHEDULE REFERRED TO ABOVE

[Specification]

NATURE OF CONSTRUCTION	R.C.C. Columne, structure, with 8" thick external and 5" thick brick partition walls, inside will be finished by cement and finished with Putty and outer walls will be plastered and finished with cement based paints. The height of each floor will be as per established rules.
WINDOWS	Windows shall be made by M/S Steel / Aluminums fitted with sliding glass panels (Power Coated Aluminum window sliding type with min 5mm glass panels).
ELECTRIC LINE/ CONNECTIONS	Switches of good quality make. PVC conduit pipes concealed with copper wiring of good quality in all rooms, kitchen and toilets for

	<p>geyser. Adequate number of points in all rooms/other areas. Call bell points at the entrance. T.V. points in living room and one bed room, external lighting with water tight fittings and internal roads and exhaust fan point in all kitchens, exhaust fan points in all toilet etc.</p>
DOORS	<ol style="list-style-type: none"> 1. Solid core flush laminated door. 2. Sal/Kapur wood door frame as approved by the architect. 3. Anodized tower bolt 8" long from inside. 4. Electric bell point.
WATER SUPPLY	<p>Water supply to the respective flat from internal water resources.</p>
TOILET / TOILETS	<p>The floors of the toilet / toilets shall be covered with Floor Marble/Mat finished tile and all the walls should be covered with Premium quality Ceramic Tiles (Developer Choice) up to 6'-00" high, and one Commode (English Pattern) for one toilet flat and in case there is any option / provision for two Toilets, that case the other one will be Pan' (Indian Pattern) and all the CP fittings shower in master Toilet with concealed pipe line for hot and cold water in shower and basin, provision of geysers with concealed pipe line with P.V.C. shutter with P.V.C. frames.</p>
KITCHEN	<p>Cooking platform and stainless steel sink and the dado of cooking platform will be built with ceramic tiles. Counter table with polished</p>

	black stone top. Ceramic tiles upto 2' height of counter table.
FLOOR	Floors of all rooms will be finished with Vitrified tiles, Staircase will be covered with Kota stone, with marble flooring and marble skirting where required. should be complete with sand-cement plaster and Snow Sam coating thereof.
EXTRA WORK	Any work other than standard specification shall be charged extras decided by Developer's authorized engineers and such amount will be deposited before the execution of work.
EXTRA COMMON FACILITIES	<ol style="list-style-type: none"> 1. Main gate of the said premises and common passage. 2. Installation of common services viz electricity, water pipes, sewerage, chains, rain water pipes. 3. Water pump with motor and pump house. 4. Reservoir on the roof. 5. 24 hours supply of water from overhead tank to the respective flats. 6. Lighting in the common space, passage, staircase, including fixture and fittings. 7. Staircase of all the floors will be finished with Marble. 8. Common electric meter and box. Provision for separate electric meter for each flat for installation at the const of flat owners.

	9. Elevator (if provided) : 5 passenger elevator of good quality.
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AND WHEREAS the Owners have agreed to authorize the Developers to develop the said land described in the Schedule in accordance with the Plan for the purpose of sale of flats, garage, Car Parking Spaces, Shop etc. and the owner(s) has agreed to execute and join in execution of the sale Deeds in favour of the intending buyers of the Flats, Garage, car parking area, shop etc. to be constructed.

AND WHEREAS the Owners have undertaken to take the necessary permission of the Urban Land authorities clearance certificate, from the Income Tax Authorities and necessary permission from the authorized officer appointed under the State Laws and Municipalities in connection to the development and construction of the said Multi-storied building and to comply with all other provisions of law, both Central and State.

IN WITNESS WHEREOF both the parties hereto (i.e. Owners & Developers herein) have gone through the subject matter of this Deed of Joint Venture Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of WITNESSES:

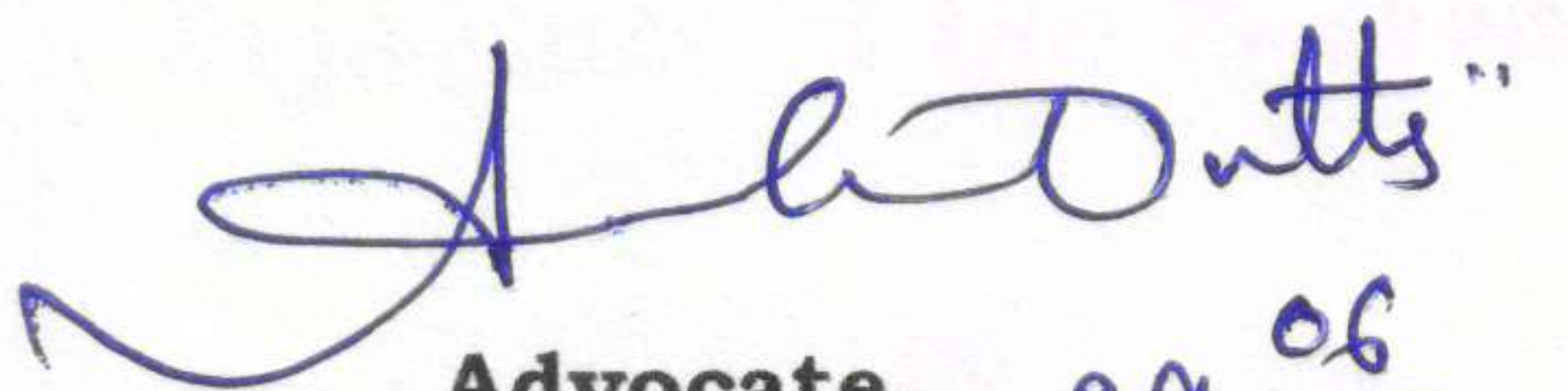
1. Hara Prasad Ghosh.
Barasat Judge's Court
KOL - 700124.

2. Surjit Ghosh
Madhyamgram
KOL - 729

Surbashu Ch. Dutta

SIGNATURE OF THE LAND OWNER

Drafted by:


Advocate, 29⁰⁶/₂₀₂₃
Judges' Court Barasat.

ANNEWSHA DUTTA
Advocate
District Judges' Court, Barasat
En. No. - F/1869/1538/2011

Shyam Prasen Dutta

SIGNATURE OF THE DEVELOPER

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : *Surbash ch. Dutta*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Surbash ch. Dutta

ডান হাত

Surbash ch. Dutta

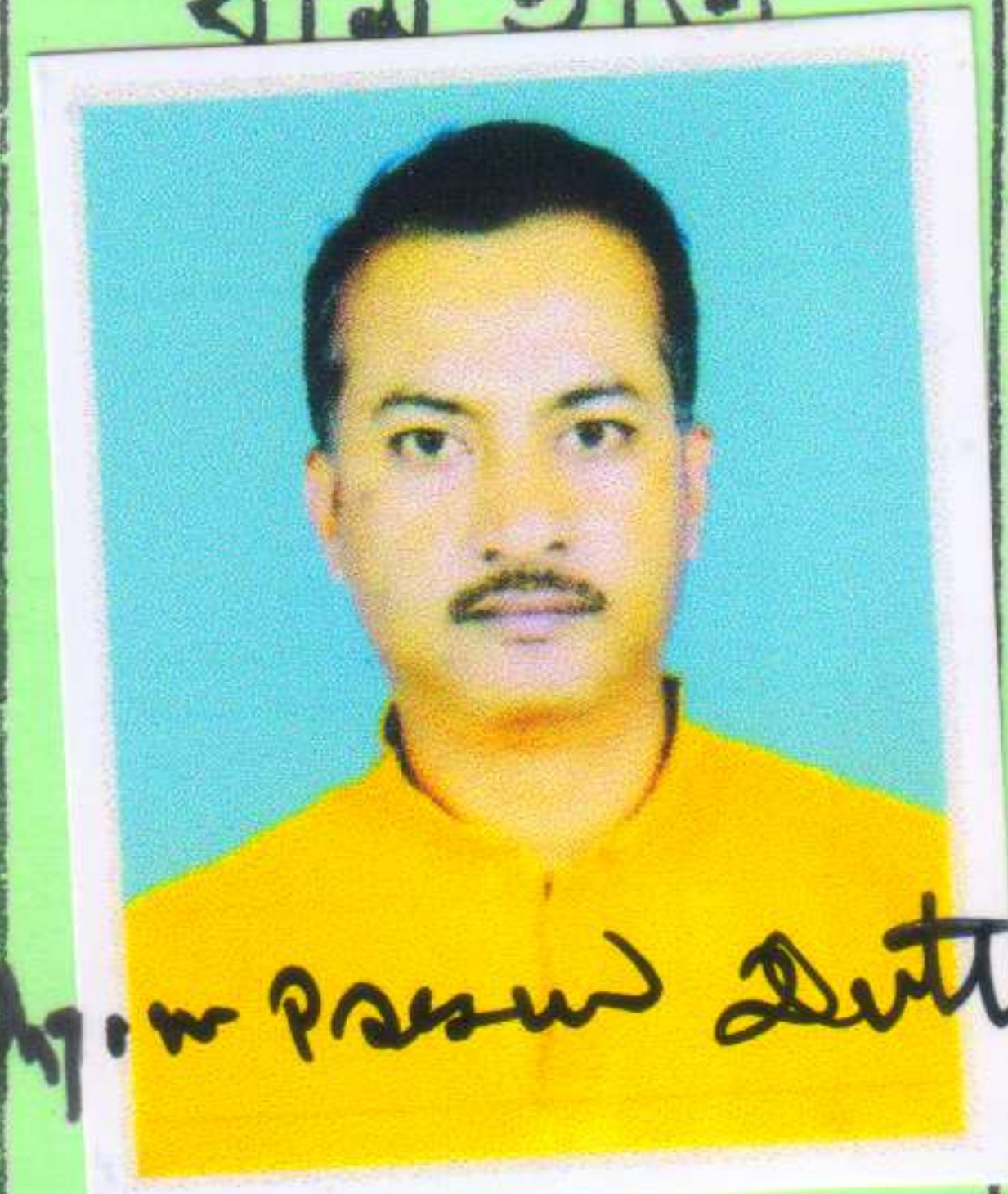
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : *Shyam prasad Dutta*

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Shyam prasad Dutta

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Shyam prasad Dutta

Signature of the Presentant



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



192023240115109068

GRN Details

GRN:	192023240115109068	Payment Mode:	SBI Epay
GRN Date:	30/06/2023 10:07:14	Bank/Gateway:	SBIePay Payment Gateway
BRN:	5119788678913	BRN Date:	30/06/2023 10:07:50
Gateway Ref ID:	CHM9944653	Method:	State Bank of India NB
GRIPS Payment ID:	300620232011510905	Payment Init. Date:	30/06/2023 10:07:14
Payment Status:	Successful	Payment Ref. No:	2001567738/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs Annewsha Dutta
Address:	District Judges Court, Barasat Kol-124,
Mobile:	9062056526
Period From (dd/mm/yyyy):	30/06/2023
Period To (dd/mm/yyyy):	30/06/2023
Payment Ref ID:	2001567738/3/2023
Dept Ref ID/DRN:	2001567738/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001567738/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2001567738/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1503-03738/2023	Date of Registration	30/06/2023
Query No / Year	1503-2001567738/2023	Office where deed is registered	
Query Date	17/06/2023 2:08:55 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Annewsha Dutta District Judges Court, Mobile No - 8902641868, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9062056526, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 90,59,531/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar Road, Mouza: Humaipur, JI No: 52, Pin Code : 700129

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-830 (RS :-)	LR-7210	Bastu	Bastu	4 Katha 5 Chatak 8 Sq Ft		44,94,394/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
L2	LR-830 (RS :-)	LR-5440	Bastu	Bastu	4 Katha 6 Chatak 12 Sq Ft		45,65,137/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
		TOTAL :			14.3802Dec	0 /-	90,59,531 /-	
		Grand Total :			14.3802Dec	0 /-	90,59,531 /-	





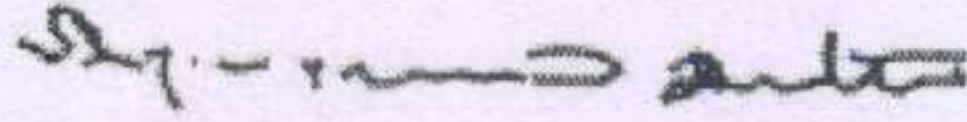
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Subash Chandra Dutta (Presentant) Son of Sukumar Dutta Executed by: Self, Date of Execution: 29/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	30/06/2023	LTI 30/06/2023	30/06/2023	
Sreenagar 3 No Gate, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	S P D CONSTRUCTION & DEVELOPERS SREE KRISHNA CINEMA HALL, City:- , P.O:- BADU, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128 , PAN No.:: AExxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name SHYAM PRASAD DUTTA Son of Late SUKUMAR DUTTA Date of Execution - 29/06/2023, , Admitted by: Self, Date of Admission: 30/06/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jun 30 2023 1:55PM	LTI 30/06/2023	30/06/2023	
3 NO SREENAGAR, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3C, Aadhaar No: 56xxxxxxxx4305 Status : Representative, Representative of : S P D CONSTRUCTION & DEVELOPERS (as Partner)				



Applicant Details :

Name	Photo	Finger Print	Signature
Hara Prasad Ghosh Son of Late Amrita Lal Ghosh Barasat Judges Court, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24 -Parganas, West Bengal, India, PIN:- 700124			
	30/06/2023	30/06/2023	30/06/2023

Identifier Of Subash Chandra Dutta, SHYAM PRASAD DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subash Chandra Dutta	S P D CONSTRUCTION & DEVELOPERS-7.13396 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Subash Chandra Dutta	S P D CONSTRUCTION & DEVELOPERS-7.24625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar Road, Mouza: Humaipur,
 JI No: 52, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 830, LR Khatian No:- 7210	Owner:সুভাষ চন্দ্র দত্ত, Gurdian:সুকুমার দত্ত, Address:নিজ , Classification:বাস্তু, Area:0.07380000 Acre,	Subash Chandra Dutta
L2	LR Plot No:- 830, LR Khatian No:- 5440	Owner:সুভাষ চন্দ্র দত্ত, Gurdian:সুকুমার দত্ত, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre,	Subash Chandra Dutta



REGISTRAR
 OFFICE OF THE REGISTRAR
 NORTH 24 PARGANAS, WEST BENGAL

Endorsement For Deed Number : I - 150303738 / 2023

On 30-06-2023

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

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

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

Presented for registration at 13:32 hrs on 30-06-2023, at the Office of the A.D.S.R. BARASAT by Subash Chandra Dutta ,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 90,59,531/-

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

Execution is admitted on 30/06/2023 by Subash Chandra Dutta, Son of Sukumar Dutta, Sreenagar 3 No Gate, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Indetified by Hara Prasad Ghosh, , , Son of Late Amrita Lal Ghosh, Barasat Judges Court, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-06-2023 by SHYAM PRASAD DUTTA, Partner, S P D CONSTRUCTION & DEVELOPERS (Partnership Firm), SREE KRISHNA CINEMA HALL, City:- , P.O:- BADU, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700128

Indetified by Hara Prasad Ghosh, , , Son of Late Amrita Lal Ghosh, Barasat Judges Court, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2023 10:07AM with Govt. Ref. No: 192023240115109068 on 30-06-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5119788678913 on 30-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

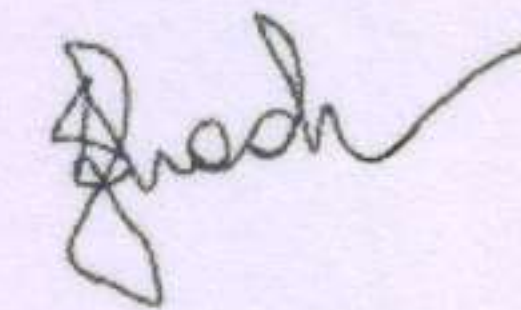
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5174, Amount: Rs.5,000.00/-, Date of Purchase: 28/06/2023, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2023 10:07AM with Govt. Ref. No: 192023240115109068 on 30-06-2023, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5119788678913 on 30-06-2023, Head of Account 0030-02-103-003-02



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2023, Page from 118949 to 119000
being No 150303738 for the year 2023.



Digitally signed by Srijani Ghosh
Date: 2023.07.04 11:35:55 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2023/07/04 11:35:55 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)



Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JUN 2023