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

Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs

26 JUL 2017

महेश्वर
 Rajv chandra

SAPTAOON
 Proprietor

JOINT VENTURE AGREEMENT

BETWEEN

Developer and Landlords for construction of a Multi-storied-Building(s)

This Articles of Development Agreement made on this 7th day of July Two Thousand seventeen (2017).

BETWEEN



292 6/9/29
Sri Biswanath Das.

RH-37 Raghunathpur, Sarkarbagan, 121-59

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ডেপার শ্রী

স্বাক্ষরিত ও ডি. এম. আর. অফিস
উত্তর ২৪ পরগণা

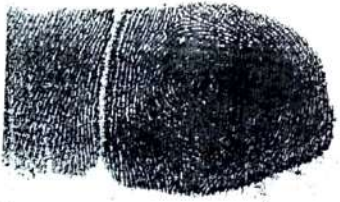
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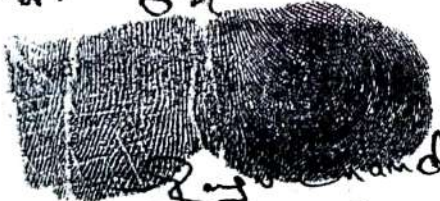
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মঞ্জুরী
Tapan Das



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Additional District Sub Registrar
Rajarhat, North 24 Parganas

Tapan Das
Govt. K.C. Dey
of Kadihati, P.O. Ganti
P.S. Anpara, K.M. 132

07 JUL 2017

1. SMT. LAXMI RANI CHANDA, PAN - AROPC9811E, wife of Sri Bhabatosh Chanda, 2. Sri RAJU CHANDA, PAN - AROPC9812H, son of Sri Bhabatosh Chanda, both are by faith Hindu, by nationality - Indian, by Occupation Business, both are residing at Nishikanan, Teghoria, Ram Krishna Marg, P.O.- Hatiara, P.S. - Baguiati, Kolkata - 700157, District -24 PCS (N), West Bengal, hereinafter collectively referred to and called as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context or subject shall deemed to mean & include each- of their respective heirs, executors, administrators, representatives and assigns / nominees) of the FIRST PART.

AND

"SAPTACON", represented by its sole proprietor Sri Biswanath das PAN - AHRPD6479Q son of Nityananda Das, having its office at RH - 37, Raghunathpur Sarkarbagan, P.O. - Deshbandhunagar, P.S. - Baguiati, North 24 Parganas, Kolkata -700 059, and administrative office at carrying on business in the name and style as "SAPTACON" a proprietorship concern having its registered office at RH - 37, Raghunathpur Sarkarbagan, P.O. - Deshbandhunagar, P.S. - Baguiati, North 24 Parganas, Kolkata -700 059, herein after referred to as the "Developer" (which term or expressions unless excluded by or repugnant to the context or subject shall deem to mean and include his

ABSTRACT

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Additional District Sub-Registrar
 Baharat, New Town, North 24-Pgs.

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successor or successors at office administrators executors, legal representatives, and assigns) of the SECOND PART.

Whereas, that the property originally belongs to one Sri Gopal Naskar, Sri Nanda Rani Mondal, Smt. Basasnti Sarkar, Smt. Rupbani Mondal and Smt Golapi Naskar, by virtue of inheritance and on continuing their possession transfer in favour of Ashit Baran Patra by virtue of a Deed of Conveyance which was duly registered and recorded through ADSR Bidhannagar (Saltlake City) in book No. 1. Volume No. 70, pages 297 to 306 Being No. 3091 dated 02.08.1996 in respect of one shop having its area 312 (three hundred twelve) square feet more or less on the ground floor hang and situated at within Mouza -Raghunathpur, J.L No. - 08. Revenue Survey No. 134. Touzi No. 3027. R.S Khatian No. 214. R.S Dag no 228, P.S.-Rajarhat, now at Baguiati, A.D.S.R Rajarhat, North 24 Parganas within the local limits of Bidhannagar Municipal Corporation in ward No. 17. Holding No. ROM/17/203.

And Whereas, Since after purchase the Ashit Baran Patra got peaceful physical possession and his name duly recorded in the office of local Municipal Authority by paying taxes and on continuing his possession for his legal necessity transferred the said shop unto and in favour of Sri Arun Paul by virtue of a deed of conveyance which was duly registered and recorded through A.D.S.R Bidhannagar, in book No. 1, Volume No. 472, pages 193 to 209, Being No 07963, dated

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17.05.2004 in respect of a shop on the ground floor, having its super built up area 312 Square feet more or less along with proportionate undivided impartible share of land underneath over the first schedule hereto of the building lying and situate at RC/23 Raghunathpur, P.S. Baguiati, Kolkata -700 059, within the local limits of Bidhannagar Municipal corporation in ward No. 17, Holding No. RGM/17/203.

And Whereas, Since after purchase the Sri Arun Paul got peaceful physical possession and their name duly recorded in the office of local Municipal Authority by paying taxes and on continuing their possession for their legal necessity transferee the said shop unto and in favour of Smt. Laxmi Rani Chanda and Sri Raju Chanda by virtue of a deed of conveyance which was duly registered and recorded through DSR II Barasat, in book No.1, Volume No Pages to Being No. 02412, dated 20.06.2016 in respect of a shop on the ground floor, having its super built up area 205 Square feet more or less out of 312 Square feet, along with proportionate undivided impartible share of land underneath over the first schedule hereto of the building lying and situate at RC/23 Raghunathpur, P.S. Baguiati, Kolkata - 59, within the local limits of Bidhannagar Municipal Corporation in ward No. 17, Holding No. RGM/17/203.

And Whereas, in the manner aforesaid the Owners herein jointly became the absolute shop owners of the entire shop measuring an area of 205 Square feet more or less on the ground floor lying and situated

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at within Mouza - Raghunathpur, J.L No. - 08, Revenue Survey No. 134, Touzi No. 3027, R.S Khathan No. 214, R.S Dag no 228, P.S -Rajarhat, now at Baguiati A.D.S.R Rajarhat North 24 Parganas within the local limits of Bidhannagar Municipal Corporation, in ward No. 17, Holding No. RGM/17/203.

And Whereas, the Owners thereafter have paid Govt, revenues (Dakhilas) and have mutated their respective names with the Rajarhat Gopalpur Municipality and have been paying Municipal taxes regularly.

And Whereas, the Owners are absolutely seized and possessed of and otherwise well and sufficiently entitled to the shop land measuring an area of 205 Square feet be the same little more or less comprised in R.S. & L.R. Dag No. 228 under R.S. Khathan No. 214, corresponding to L.R Khathan No. 329/1, 598/1, 897/1, 1252/1, 356/1, within Mouza - Raghunathpur, P.S - Rajarhat now Baguiati, District - 24 Parganas (N) morefully and particularly described in first Schedule free from all encumbrances, charges, liens, hispendence, trusts, bank mortgages, other mortgages, acquisition and / or requisitions whatsoever.

And Whereas the Owners hereto intends to develop the said shop land measuring an area of 205 Square feet be the same little more or less which particularly mentioned in the First Schedule hereunder by raising construction of a multi-storied building or buildings with

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for
Sri Chanda

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basement, but due to lack of experience and paucity of fund, it is not possible on their part to do the same, and finding no other alternative, the owners hereto have decided to appoint a Developer who will be able to implement the decision of the owners for the said development under some specific terms, conditions, stipulations and obligations.

And Whereas on hearing such intention of the Owners and also relying on the above representations made by the Owners herein, the "Developer" hereto having good and valuable reputation in the market approached the Owners expressing its intention to develop & construct multi-storied building or buildings with basement consisting of several self contained flats, units and car parking spaces, garage, go-down etc. on the said shop land admeasuring 205 square feet be the same little more or less in respective R.S. & L.R. Dag No. 228 under R.S. Khattan No. 214, corresponding to L.R. Khattan No. 329/1, 598/1, 897/1, 1252/1, 356/1 and within Mouza - Raghunathpur, P.S - Rajarnat now at Baguiati, District - 24 Parganas (N), morefully and particularly described in first Schedule-her-eunder written and hereinafter referred to as the "SAID SHOP LAND" at its own costs and expenses in accordance to the Building Plan to be sanctioned by the competent authority in the name of the present Land Owners herein, and/or any revised plan or plans to be prepared by the Developer at his sole discretion thereof.

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Now the parties herein to avoid any and/or all litigations and complications in future have agreed to enter into this Agreement under the Terms & Conditions appearing hereunder.

And whereas, in this Agreement expression used herein shall unless it be contrary and/or repugnant to the context have the following meanings:

"OWNERS" shall mean, 1. Smt. Laxmi Rani Chanda 2. Sri Raju

Chanda the parties of the FIRST PART hereto holding 100% rights, title and interest in the "SAID SHOP LAND",

"OWNERS / CO-OWNERS" shall mean the person holding presently absolute and exclusive 100% rights of the Said shop Land AND the collective form of the said person along with other person AND the collective form of the said person along with other person may purchase the different flats, units and car parking spaces, garage, go-down portions in the proposed building or buildings together with undivided proportionate share on the said land in future.

"SAID SHOP LAND" shall mean the Shop on land containing an area of 205 Squire feet be die same little more or less comprised in respective R.S. & L.R. Dag No. 228 under R.S. Khatian No. 214, corresponding to L.R Khatian No. 329/1, 598/1, 897/1, 1252/1, 356/1, within Mouza -Raghnathpur, J.L No. - 8, Revenue Servey No. 134, Touzi No. 3027, Ward No. 25, within the limits of Rajarhat Gopalpur Municipality. Now at Bidhannagar Municipal Corporation, P.S - Rajarhat now at Baguiati, Kolkata 700 059, A.D.S.R.O Rajarhat, in the

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District - 24 Parganas (N), more fully described in the First Schedule hereunder.

"AMALGAMATED LAND" / "AMALGAMATED PROPERTY" shall mean the "Said Shop Land" with other surrounding or adjacent lands and/or Properties already acquired and/or may be acquired by the "Developer" and amalgamated and/or adjoined with the "Said shop Land" by the "Developer" in future at its choice and discretion.

"SAID BUILDING/SAID BUILDINGS" shall mean one multi-storied building and/or several multi-storied buildings with basement on block wise basis as shall be constructed and finished and shall be made in habitable condition by the "Developer" in conformity with the sanctioned plan and/or revised plan and/or modified plan to be sanctioned by the concerned Municipality or Municipal Corporation on the "Said shop land" and/or on the other surrounding adjacent lands and/or properties amalgamated with the "Said shop Land" hereunder in the First Schedule by the "Developer" herein. "SAID PREMISES" shall mean the official identity of the "Said Property" with "Said Building / Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the official identity in collective form of the said "Amalgamated Property" with Buildings" collectively.

"SANCTIONED PLAN" shall mean "Building Plan or Plans" for multi-storied buildings with basement on the "Said shop Land" or a

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composite plans showing several multi-storied buildings with basement on the said "Amalgamated Land"/"Amalgamated properties" to be prepared and submitted by the "Developer" at its sole choice & discretions and own cost shall be sanctioned by the Competent

Authorities and/or by the Bidhannagar Municipal Corporation.

"BUILT-UP AREA" shall mean, the each of the area of a Single shop including the proportionate shares of the common passage, toilet, bathroom of the ground floor. "SUPER BUILT-UP AREA" shall mean the said built-up area of a single Shop or Unit along with indivisible proportionate shares of all common area and / or common portions in the said premises calculated at a rate of 25% (Twenty Five Percent) on the said built-up area and aggregating a "Total Measuring Area" of a shop, unit and car parking space, garage etc.

"OWNERS ALLOCATIONS" shall mean that the Owners herein will get 205 square feet super built-up area on ground floor of the building which to be constructed by the Developer on the said shop land under the first schedule with proportionate undivided land under the first schedule with proportionate amenities and common common share in all common areas common amenities and common facilities of the ground floor only in a completely finished and together with proportionate and undivided right title and interest on the said shop land and more fully described in the Part -1 of the Second Schedule hereunder and the Owners herein shall not be entitled to raise any objections or shall not create obstructions by any means in any

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manner whatsoever. It is made clear that the Owners shall not have any right whatsoever in the areas or shop excepting the areas allocated to them.

"OWNERS REPATRIATION EXPENSES" shall mean, the Developer shall pay the shop rental charges Rs. 10,000.00 (Rupees ten thousand only) per month to shop owners from the date of shifting /demolishing the Shop to other places.

"DEVELOPERS ALLOCATION" shall mean and include the areas save & except the said "Owners' Allocations" and the common areas, all the residue Flats, floors, units, car parking spaces, garage, showroom, go-down and other portions of the proposed building.

"COMMON PORTIONS / COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installations comprised in the said building and in the said land for practical Use and enjoyment of the Owners with the Developer/Builder or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and/or may be provided by the Developer for common use and enjoyment of the Owners herein with future co-owners of the building or buildings individually or collectively.

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"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Land Owners or Co-Owners herein for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purpose of the owners or co-owners.

"COMMON PURPOSES" shall mean the purpose of managing, and maintaining of the building or buildings in particular the common portions, payments or rates and taxes etc. collections and disbursements, mutation, formation of the association, common interest relating to their mutual right and obligation for the purpose of the unit / units.

"PROPORTIONATE / PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the built-up area of any single flat or shop would bear to the entire undivided built-up of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purpose and the common expenses then such share shall mean the proportions in which the total amount of such taxes, rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied, and the proportionate share of the "Said Land" or "Said Amalgamated Land" in a proportion to the measuring area of a single flat or shop out of the total measuring area of

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the entire undivided covered areas of all the flats and the units collectively in the building(s) constructed on the "Said Land" in the "Said Premises", or said "Amalgamated Land" in the "Said Amalgamated Premises".

"SINGULAR" shall include the "PLURAL" and vice-versa.

AND

"MASCULINE" shall include the "FEMININE" and vice-versa.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS :

- 1) The Owners hereby deliver the physical possession of the "Said Shop Land" and to construct a multi-storied building or buildings with basement on the "Said Shop Land" or on the "Said Amalgamated Land"/"Amalgamated Property" according to building plan / plans to be prepared by the Developer at its sole choice, discretions and shall be sanctioned at his cost of the Developer. It is expressively mentioned here that the Developer shall be fully entitled to prepare a building plan on the "Said Property" OR composite building plan / plans by joining any other adjacent land or adjacent property with "Said Shop Land" mentioned hereinabove as the "Amalgamated Land" / "Amalgamated Property" at the sole choice, discretions and at the cost of the Developer for which the Owners herein declares hereby their free consent and hereby given unfettered exclusive rights to the Developer and the Owners also hereby declare that during the time of preparation of the Said Plan or Plans, and obtaining sanction thereof, in obtaining

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conversion certificate if necessary thereof, constructions and completions of the multi-storied building or buildings with basement and selling of the "Developer's Allocation" the Owners shall not interfere in anyway and by any means and shall not be entitled to raise any objection and also shall not create any obstructions and / or hindrances and / or dispute whatsoever.

2) It is agreed by and. between the parties that subject to a perfect marketable title is found and / or made out by the Owners, the owners shall be entitled to get 205 square feet super built-up area on ground floor along with proportionate and undivided shares in all "Common Portion / Common Areas" only ground floor in the "Said Building/Buildings" in fully complete and the proportionate undivided interest on the Said Land. The said Shop together with the share of common rights in all common areas and along with proportionate share of the Said Land are collectively referred to hereinabove and hereunder as the "Owners Allocations".

3) The Owners herein shall simultaneously with the execution of these presents shall execute and register an irrevocable General Power of Attorney for the purpose of implementation of this Agreement and execution of the entire work of Development the land and construction of multi-storied building with basement and also for selling of Developer's Allocation in favour of the Developer or nominated person of the Developer and all the costs and expenses on account of such

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registration shall be incurred by the Developer or his nominated person and to sign and execute the agreement for sale of flats, units and car parking spaces, garage, showroom, go-down along with proportionate share of land and to receive booking money or earnest money or the full consideration money of flats or units or car parking spaces or garage or shop or showroom or go-down and sign and execute Deed of Conveyance / Conveyances and to present the same for Registration on receipt of full consideration money.

4) Whenever all the Land Owners / Co-owners will allot their total undivided Shop land to the Developer in amalgamated form, the work of construction shall be started from that time only. Again, this Agreement can not be revoked in any circumstances or on any grounds whatsoever.

5) Immediately after sanction of the building plan / plans by the concerned "Authorities and after obtaining the work order the Developer shall commence the work of construction of the proposed building and shall handover the said "Owners Allocable Saleable Area" in the new buildings within one year/twelve months from the date of starting construction work. The said allocable portion to the Owners shall be delivered by the Developer in a finished and habitable condition free from encumbrances.

6) It is agreed that the costs and expense of obtaining the sanctioned plans, its amendments and modifications as-well-as of entire construction of

*for the
K. S. Chandra*

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the building / buildings, architects fees and all other costs which will be incurred towards development are to be borne solely by the Developer who shall be liable to pay the Municipality Taxes and Land Taxes payable to B.L. & L.R.O. w.e.f. the date of sanctioning of building plan up to the date of completion of construction. Any dues on such account if found subsequently, shall be payable by the Owners.

7) Other than the said 205 square feet super built-up area be the same more or less allocable to the Owners, the Developer shall be exclusively entitled to all the residue flats, floors, units, car parking spaces, garage, shop, showroom, go-down etc. all the residue portions thereof in the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities and undivided share of the Said Land, as stated hereinabove and hereinafter for the shake of brevity referred to as the Developer's Allocation. The Developer at his own choice and discretion shall be fully entitled to withhold the said Developer's Allocation and further shall be exclusively entitled to dispose of the said allocation or any portion thereof to any person / persons, firm / firms, company/ companies or organization by way of sale / Mortgage / lease at any price and or Salami at its sole discretion. The Developer from the date thereof shall be entitled to enter into any or all Agreement with any person / persons relating to the Said Land without hampering the Owners' interest to obtain the

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said "Owners' Allocation" in the proposed building on the Said shop land.

8) The Developer can apply for and obtain financial assistance from any Bank or Financial Institutions (Public or Private) at any point of time during the construction of the multi-storied building(s) with basement on the demised land / Said Land by way of mortgaging any security to the maximum extent of mortgaging the estate (to be lawfully complied under extreme circumstances.

9) The Developer shall be entitled to appoint architect, Engineer for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, beams, pillars, concrete, underground / overhead reservoirs, electrical and plumbing fixtures and materials used for constructions and sewerage systems etc. and the Developer shall have the right to do so exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market as shall be advice by the architect will be used for construction of the entire building or buildings and the land owners shall not be liable / responsible in any manner whatsoever regarding the construction materials used by the Developer.

10) The shop land owners from the date hereof shall always extend and offer all possible necessary facilities and cooperation to Developer for preparing, submitting and obtaining sanctioned plan or plans and also

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for obtaining necessary permission and conversion certificate of the Said Land, obtaining mutation certificate in their names and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion of the proposed multi-storied building/buildings with basement hazards free and in well habitable conditions for the residents at the costs & expenses of the Developer and shall sign and execute all such necessary application, declaration, affidavits 85 all such documents relating to the Said Premises as and when shall be required and asked by the Developer to do so.

11) For the purpose of the construction of the said new proposed building or buildings the architect, engineers, other technical experts and all workmen shall be appointed by the Developer and he (Developer) shall be responsible for the making of payment to each and all of them. The landowners shall have no liability for making any such payment to anyone of them either during the construction or after the completion of the construction or at any point of time whatsoever.

12) It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen & others, victimizing such workmen or any other person whatsoever or causing any harm to any property during the course of construction, the Developer shall keep the land owners, their estate and effects safe and

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harmless and indemnify against all suits, cause, rights and action in respect of such eventualities.

13) It is agreed that the Owners, whenever it becomes necessary and asked by the Developer shall sign paper and execute documents in connection with obtaining of sanctioned plans or any modification thereof during the course of construction period of the proposed multi-storied building with basement till completion and disposal and sale of any and or all units / portions of the said multi-storied building or buildings with basement without raising any objection and / or predicament.

14) It is agreed by the landowners that in future or during the course of construction, if any defect on the title of the owners is found or any suit is instituted against the landowners in respect of the said landed property mentioned in the First Schedule, the Developer shall have the liberty to proceed against the same on behalf of the land owners and all costs and expenses for defending or proceeding such suit / disputes and / or to make good such defects, shall be adjusted against the allocation of the Owners. However, both the Owners & the Developer herein, hereby indemnify each other to keep safe and harmless from any or all suits, -actions, claims and / or demands of whatsoever nature created either by any outsider or by any person claiming through or under the parties enjoyed in those presents. It is also made clear that if in future any person proves that he/they is/are having title over the property of

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Proprietor

the owners shall cause add to them as Owners and shall pay his dues from the aforementioned allocations of the Owners.

15) Both the parties hereby agreed that the time specified in clause 5 herein above, for completion and delivery of the portions allocable to the Owners each subject to force-measure i.e. if the construction is prevented or disturbed due to any natural calamities such as - floods, earthquake, Riots, Tempest and/or labour dispute, crisis of materials in the market and for any or all irritable circumstances beyond the control of the Developer, the time specified for construction of building and such delivery of Owner's Allocation shall be extended for the period as all be required by the Engineer & the Architect. It is expressible intimated here that the Developer shall within the specified period to complete the Owner's Allocable portions and shall intimate the same by Registered Post with due acknowledgement, offering to take delivery of Owner's Allocations, that is to say the 15 days from the date of such intimation. After the Developer's obligation in a manner as stated herein, the Developer shall be entitled to prepare, execute & register any plan in favour of any purchaser(s) in respect of the said Allocation in the Said Premises or in the said Premises and the Owners herein shall not be liable to create any obstruction in the said Premises. However, It is made clear that the Owners shall

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Dr. R. S. Ravi Chandra.

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R. S. Ravi Chandra
Proprietor

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Rajiv Chouda.

SAPTACON
Proprietor

not have any right whatsoever in the areas or flats excepting the areas allocated to them.

16) The Owners, after obtaining the Owners Allocations as agreed to be allocated to them shall have no right to claim any additional proportionate undivided right on any part of demised land and/or Said Amalgamated Land if their be any for the time being enforce whereon the Developer has not till then commenced construction AND/OR if the Developer" do not make or continue with the construction work on the remaining vacant portions of the land and/or of the Said Amalgamated Land whereon the Developer shall be absolutely entitled to either to make additional and/or the balance programmed of the construction at any point of time OR to-keep the said remaining portion of the Said Land or the Said Amalgamated Land vacant whichever the case shall be at the sole and absolute discretion of the Developer.

17) Both the parties agree that the terms & conditions contained in this Agreement and in the Schedules annexed therewith shall be complied with by each of them in the most cordial and friendly manners. If any complications arises beyond the agreed terms & Conditions incorporated in the Agreement and / or in proper implementation thereof both the parties shall endeavor to sort it out at bi-party level. The Owners hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's Allocation at any point of time either during the whole

*Ban
Shree
Sachanda*

SAPTACON
Bhanu Prasad
Proprietor

period of constructions, its completion and selling of its allocable portions and/or after the obligations of the Developer towards the Owners agreed hereby are fulfilled by the Developer in the manners as stated in clause 3 & clause 13 hereinabove

18) However, if any disputes or difference arises between the parties, in the matter of implementing this Agreement or true interpretation of the terms therein, the same be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate Advocate or Arbitrator one shall be selected by each party with the right to appoint umpire whose decision and award as envisaged in the Indian Arbitration Act, 1940 and amended by the Indian Arbitration and Conciliation 1996 with all its modifications for the time being enforce shall be final and binding on both the parties.

THE FIRST SCHEDULE PART I REFERRED TO ABOVE:

(DESCRIPTION OF THE TOTAL PROPERTY)

ALL THAT piece and parcel of land measuring an area 06 chittacks 42 Sq.ft be the same little more less along with Two storied building lying and situate at Mouza -Raghunathpur, J.L. No. - 08,Touzi No.- 3027, Re-Sa No. 134, R.S. & L.R: Khaiban No 329/1, 598/1, 897/1, 1252/1, 356/1, R.S. & L.R. Dag No. 228, P.S. Rajarhat now at Baguiati, A.D.S.R Rajarhat, Dist - North 24-Parganas. with in the local limit of Rajarhat Gopalpur Municipality. hal Bidhannagar Municipal Corporation, in

mist bh
Raj Chandra

SAPTACON
Bijaya Nath Das
Proprietor

Ward No. 09, Holding No. ROM/ 17/203 within 18' feet wide Raghunathpur Road.

BUTTED AND BOUNDED

- ON THE NORTH** : Building.
- ON THE SOUTH** : Arabinda Naskar.
- ON THE EAST** : 18'-0" Wide Road.
- ON THE WEST** : Other Shop.

THE FIRST SCHEDULE PART II ABOVE REFERRED TO :

(DESCRIPTION OF THE SHOP)

ALL THAT One shop room Being No. "A" on the Ground floor, having its super built up area 205 Sq.ft. more or less out of 312 Sq.ft. more or less along with proportionate undivided impartible share of land underneath over the **FIRST SCHEDULE** hereto of the building King and situate at RC/23 -Raghunathpur, P.S. Baguiati, Kolkata - 700 0059 within the local limit of Rajarhat Gopalpur Municipality, hal Bidhannagar Municipal Corporation, in Ward No. 25, Holding No. RGM/17/203 Raghunathpur And as Shown delineated in the map or plan annexed hereto and marked with RED border, annexed plan and parcel of this deed of conveyance.

BUTTED AND BOUNDED

- ON THE NORTH** : Plot No. "B" & Sushuma Das.
- ON THE SOUTH** : Shop No.- A1, Arabinda Naskar.
- ON THE EAST** : 18'-0" Wide Road.

W. S. Chandra

ON THE WEST

: 1'-6" Wide Common Passage.

SAPTACON
Bhargava
Proprietor

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT SAID ONE SHOP 205 square feet super built-up be the same little more or less with undivided land share, along with common areas, common amenities and common facilities described in the Fourth Schedule of ground floor only in the multi-storied building/buildings with basement constructed on the Said Shop Land measuring an area about 205 square feet be the same little more or less more fully described in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

OWNERS' ALLOCATION

- A) DOOR : Main gate of shop wood be made with shutter.
- B) FLOORING : shop floor would be finished with vitrified tiles & 4" skirting.
- C) ELECTRICAL WIRING :
 - 1) Concealed wiring in shop (Standard Copper Electrical wire)
 - 2) Shop will be provided with the following Electrical points, 2 light point, one fan point, one 15 Amp plug point
- D) WATER : Underground water tank and overhead water tank is to be constructed for supply of water 24 hours .
- E) PAINTING : Plaster of Paris in inside walls.
- F) OUTSIDE PAINTING : Snowwhem 2 Coats Painting.

402
R. S. Chouda

SAPTACON
Proprietor

THE FOURTH SCHEDULE REFERRED TO ABOVE :

1. common passage including main entrance leading to the ground floor.
2. Water Reservoir at underground, Over head water tank and water supply line from deep tube well by running water pump.
3. Cost of materials and labour for installation of Transformer and Meter for every shop or flat from W.B.S.E.B. shall be paid by the Landowners & Buyers.
4. Common Toilet on the ground floor.
5. Common caretaker's room.
6. Meter space.
7. Ground floor electrical installations, switch boards & electrical wiring (concealed) installed in the said building.
8. Drainages, Sewerage, Septic tank & all pipes for the same.
9. Boundary walls & main gate.

COMMON EXPENSES :

A. All expenses for the maintenance, operating, replacing, repairing, renovating & repainting of the common portion & areas in the building including the outer walls & boundary walls of the building.

M. S. R. 24
Rajuchanda.

SAPTACON
Bhishan Kumar
Proprietor

- B. The expenses for running and operating pump, parts and installations of pump, including the cost of repairing, replacing and renovating the same.
- C. Costs & charges of establishment for maintenance of the said building.
- D. Costs & insurance premium for insuring the building and/or the common portion.
- E. All charges & deposits for supply of common utilities to all the co-owners in common.
- F. Municipal tax, water tax & other rates in respect of the premises and building (save 8s except those separately assessed in respect of any units of the purchaser).
- G. Cost of Formation & operation, of the service organize hiding the office expenses incurred for maintaining the office thereof.
- H. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and ground floor common electrical expenses.
- I. All Litigation expenses incurred for the common purpose & relating to the common use and enjoyment of the common portion & for all common affairs.
- J. All other expenses as shall be require in future for running of proper & smooth administration of the building / buildings and the upkeep of the same.

Handwritten signature/initials at the top right.

IN WITNESS WHEREOF the parties have hereon to set and subscribed their respective hands and seals on the ... 11th day of ... month & year above written .

SIGNED, SEALED & DELIVERED

By the OWNERS at Kolkata

In the presence of :

WITNESSES:-

1. Bidhan Nanda
Rc-28 Raighat North pur
Ps - Raighat
Kul-59.
2. Komol Manda.
Rc-25/2, Raighat North pur
Kul-59, Ps - Raighat.

Handwritten signatures: m3df 20h and Raju Chandra.

Signature of the Land Owners

Drafted & Prepared by:

Sri Tapan Dey
Advocate
Barasat Judges' Court

F-495/99

Typed by:-

Handwritten signature/initials.

SAPTACON
Biswanath Das
Proprietor

Signature of the Developer

Bidyut Kumar Das
(Barasat Court)

Not to be
used
for
any
purpose
other
than
the
purpose
mentioned
herein

MEMO OF CONSIDERATION

RECEIVED the total consideration amounting to Rs. 15,000/-

(Rupees Fifteen Thousand) only.

1001 Bank, Rajarhat Road, Baraula, K01-157

WITNESSES:- by cheque, cheque no - 096843
dated - 7.7.17

1. Bishesh Nandi

2. Kumar Nandi.

मनीष नान्डी

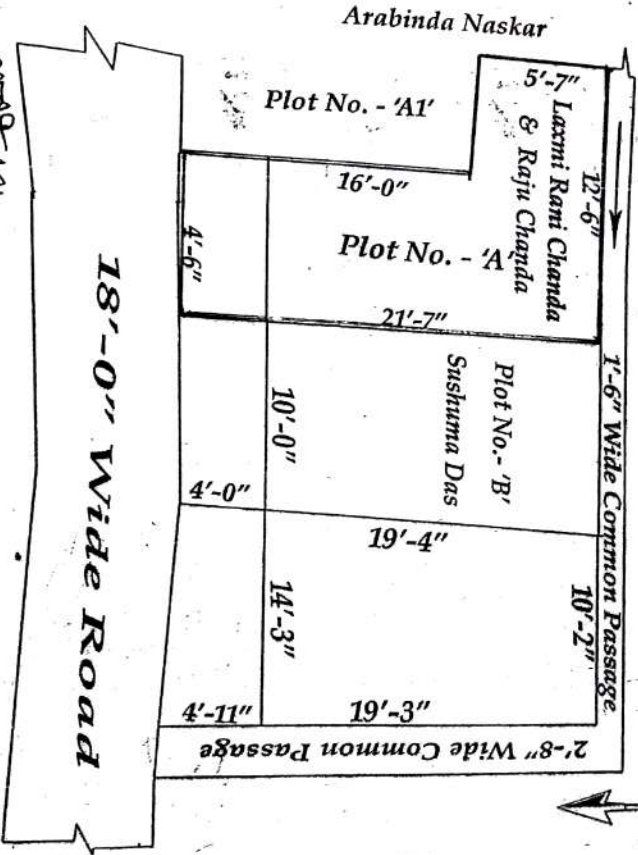
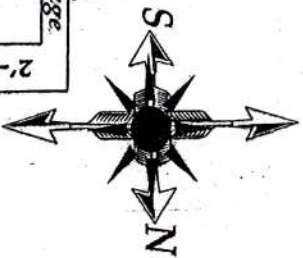
कुमार नान्डी

Signature of the Land Owners

SAPTACON

Bishesh Nandi
Proprietor

of Shop at Mouza - Raghunathpur, J.L. NO. 08, Touzi- 10, Ward
 R.S. & L.R. Dag- 228, R.S. Khatian- 214, L.R. Khatian- 329/1, 598/1,
 152/1, 356/1, P.S.- Rajarhat at present Baguiati, under Bihannagar
 Municipal Corporation, in the District: North 24 Parganas.



MR. B.K.
 Raju Chandra

Signature of the Vendor/Owner

SAPTACON

Biswanath Das
 Proprietor

Signature of the Developer

Drawn by S. Lam.
 Scale No - A1/B

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

Name: Ms. Neelam Ravindra

Status: Presentant मर्यादा



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

All the above fingerprints are of the abovenamed person and attested by the said person

Neelam Ravindra

Signature of the presentant



(2)

Name: RAJU CHANDA

Status: Presentant/Executant/Cumant/Attorney/Principal/Guardian/Executor (v)

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

All the above fingerprints are of the abovenamed person and attested by the said person

Raju Chanda

Signature of the Presentant / Executant /
Cumant/Attorney/Principal/Guardian/Executor. (Tick the appropriate status)

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

Name BISWANATH DAS

Status - Presentant

Biswanath Das

Biswanath Das



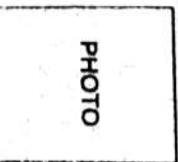
LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Biswanath Das
Signature of the presentant

(2)

Name



Status Presentant Executant Claimant Attorney Principal Guardian Testator (✓)

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

All the above fingerprints are of the abovenamed person and attested by the said person

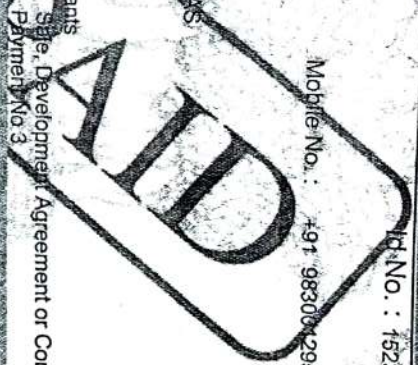
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-002919000-1
 GRN Date: 06/07/2017 21:47:03
 BRN: IK00FUPUC2
 Payment Mode: Online Payment
 Bank: State Bank of India
 BRN Date: 06/07/2017 21:48:10

Name: BISWANATH DAS
 Contact No.:
 E-mail:
 Address: RAJARHAT
 Applicant Name: MR BISWANATH DAS
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimants
 Purpose of payment / Remarks: Site, Development Agreement or Construction agreement

Mobile No.: +91 9830042966



DEPOSITOR'S DETAILS

ID No. : 15230000949065/4/2017
 (Query No./Query Year)

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount
1	15230000949065/4/2017	Property Registration-Stamp duty	*0030-02-103-003-02	20
2	15230000949065/4/2017	Property Registration-Registration Fees	0030-03-104-001-16	21
Total				41

In Words : Rupees Forty One only



Major Information of the Deed

Deed No. :	I-1523-07119/2017	Date of Registration	26/07/2017
Query No / Year	1523-0000949065/2017	Office where deed is registered	
Query Date	03/07/2017 7:40:15 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	BISWANATH DAS Thana : Begunia, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9830012956, Status :Buyer/Claimant		
Transaction	Additional Transaction		
10110f Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,000/-	Rs. 21,26,667/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District:North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land Sq Ft	SetForth Value (In Rs.)	Market Value (In Rs.)	Other:Details
L1	LR-228	LR-329/1	Bazar	Bazar	5 Chatak 30 Sq Ft	10,000/-	16,82,292/-	Width of Approach Road: 18 Ft.
Grand Total :							10,000 /-	16,82,292 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value(In Rs.)	Market value (In Rs.)	Other:Details
S1	On Land L1	237 Sq Ft	5,000/-	4,44,375/-	Structure Type: Structure
Total :		237 sq ft	5,000 /-	4,44,375 /-	

Gr. Floor, Area of floor : 237 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Land Lord Details :

Sl No	Name:Address:photo:finger print and:Signature
1	Smt SUSHAMA DAS Wife of Shri DURGAPADA DAS TG- 3/86 NO. TEGHARIA (UCHU BAGAN), P.O.- HATIARA, P.S.- Begunia, District-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGPPD7292J, Status :Individual, Executed by: Self, Date of Execution: 07/07/2017 , Admitted by: Self, Date of Admission: 07/07/2017, Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/07/2017 , Admitted by: Self, Date of Admission: 07/07/2017, Place : Pvt. Residence

Owner Details :

No	Name/Address/Photo/Finger print/Hand Signature
1	SAPTAICON RH- 37, RAGHUNATHPUR SRKARBAGAN, P.O:- DESHBANDHUNAGAR, P.S:- Baguiati, District:-North 24-Paraganas, West Bengal, India, PIN - 700059 , PAN No.:: AHRPDe479P, Status :Organization, Executed by: Representative

Representative Details :

SI	Name/Address/Photo/Finger print/Hand Signature
1	Shri BISWANATH DAS (Presentant) Son of NITYANANDA DAS RH-37, RACHUNATHPUR SARKARBAGAN, P.O:- DESHBANDHUNAGAR, P.S:- Baguiati, District:-North 24-Paraganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHRPDe479P Status : Representative, Representative of : SAPTAICON (as PROPRIETOR)

Identifier Details :

Name & Address
Shri TAPAN DEY Son of Late KARTICK CHANDRA DEY KADIHATI, P.O:- GANTI VIA GANGANAGAR, P.S:- Airport, District:-North 24-Paraganas, West Bengal, India, PIN - 700132, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt SUSHAMA DAS, Shri BISWANATH DAS

Transfer of property for L1		
SI.No	From	To, with area (Name-Area)
1	Smt SUSHAMA DAS	SAPTAICON-0.584375 Dec
Transfer of property for SI		
SI.No	From	To, with area (Name-Area)
1	Smt SUSHAMA DAS	SAPTAICON-237.000000000 Sq Ft

Land Details as per Land Record

District: North 24-Paraganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur

Sch	Plot & Khatan Number	Details Of Land
L1	LR Plot No:- 228(Corresponding RS Plot No:- 228), LR Khalian No:- 329/1	Owner:গণেশ শঙ্কর, Gurdian:শঙ্কর শঙ্কর, Address:শ্রী, Classification:শ্রী, Area:0.010000000 Acre,

On 06-07-2017

Endorsement For Deed Number : 1 - 152307119 / 2017

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 21,26,667/-.

Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 07-07-2017

Presentation(Under Section 52 & Rule 22A(3) 46(1),WB, Registration Rules,1962)
Presented for registration at 19.45 hrs on 07-07-2017, at the Private residence by Shri BISWANATH DAS .

Admission of Execution (Under Section 58, WB, Registration Rules, 1962)
Execution is admitted on 07/07/2017 by Smt SUSHAMA DAS, Wife of Shri DURGAPADA DAS, TG- 3/36 NO.

TEGHARIA (LICHU BAGAN), P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Identified by Shri TAPAN DEY, . . . Son of Late KARTICK CHANDRA DEY, KADIHATI, P.O: GANTI VIA GANGANAGAR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, WB, Registration Rules, 1962) (Registered)

Execution is admitted on 07-07-2017 by Shri BISWANATH DAS, PROPRIETOR, SAPTACON (Sole Proprietorship), RH- 37, RAGHUNATHPUR SRKARBAGAN, P.O.- DESHBANDHUNAGAR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Shri TAPAN DEY, . . . Son of Late KARTICK CHANDRA DEY, KADIHATI, P.O: GANTI VIA GANGANAGAR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Advocate

Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 10-07-2017

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 9:48PM with Govt. Ref. No: 192017180029190001 on 06-07-2017, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00FUPUC2 on 06-07-2017, Head of Account 0030-03-104-001-16

Printed of Stamp Duty

Description of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
Online on 06/07/2017 8:46PM with Govt. Ref. No. 152011180229180201 on 06/07/2017, Amount Rs. 29, State
Stamp Book of India (588420000011), Ref. No. 1009UPJCS on 06/07/2017, Head of Account 0530-02-103-093-02

Debanish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJBARHAT

North 24-Parganas, West Bengal

On 26/07/2017
Certificate of Admissibility/Rule 43WB Registration Rules 1982

Admissible under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule IA, Article number : 48
(9) of Indian Stamp Act 1899

Registered/Stamping Duty

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

Description of Stamp

1 Stamp: 1 type impressed, Serial no 292, Amount: Rs.5,000/-, Date of Purchase: 06/07/2017, Vendor name: G P Mitra

Debanish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJBARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 205662 to 205705
being No 152307119 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.08.02 14:05:27 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 02-08-2017 14:05:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)