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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

certified that the document to which
 registration, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document. 920823

95-643052/0

JOINT VENTURE AGREEMENT

District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas

15 MAY 2017

24/5/17

THIS JOINT VENTURE AGREEMENT MADE th on 15 this the
 Day of May Two Thousand and Seventeen

BY

AND

BETWEEN

MR. ANIRBAN MAZUMDER, Son of Mr. Manick Chandra
 Mazumder, having PAN AJJPM4193N, by faith -
 Hindu, by Occupation - Business, by Nationality -
 Indian, residing at 24/22, Nabalia Para Road,

07996

19 2 MAY 2017

Sl. No.....Date.....
Name.....
Add.....
AMT.....1000/-

Piyali Pal Roy
Adv.
High Court, Calcutta

DAKSHINI GREEN CITY PROJECTS PVT. LTD.

Debendra Choudhury
Director.



NC-10
1165

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

DAKSHINI GREEN CITY PROJECTS PVT. LTD.

Debendra Choudhury
Director.



NC-10
1171



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Identified by me
Piyali Pal Roy
Advocate

High Court, Calcutta
Enrollment NO. WB-1255/99

P.O.Barisha , P.S. formerly Thakurpukur at present Haridevpur , Kolkata- 700 008 . hereinafter referred to as "**OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed or to mean his heirs/executors , administrators, legal representatives and/or assigns) of the **FIRST PART**.

AND

Dakshini Green City Projects Private Limited (PAN **AAFCD4093G**), a Private Limited Company, registered under the Companies Act,1956 , having **CIN :U70102WB2015PTC207223**, represented by its Director **SRI DEBOBRATA GHOSH** (PAN **AMIPG1510D**), son of Bapu Ghosh : by faith - Hindu, by Occupation - Business, by Nationality -Indian , residing at Village Bishnupur, P.O. & P.S. Bishnupur , District - South 24 Parganas , having its registered office at Dakshini, Khariberia, P.O. & P.S. Bishnupur, District- South 24 Parganas , hereinafter referred to as "Developer" (which term or expression shall unless repugnant to the context either expressly or impliedly shall deem to mean and include its administrators, legal representatives, Successors-in-Office) of the **OTHER PART**.

WHEREAS the **OWNER** herein namely **Mr. Anisban Mazumder** purchased a plot of Sali land measuring an area of **33 Decimal** having Rayati Dakhali Sattya together with all other easements and appurtenances attached therein comprising in R.S. & L.R. Dag No.356/1116, under R.S. Khatian No. 740 corresponding to L.R. Khatian No. 1539 lying and situated at Mouza Khariberia , J.L. No.29, R.S. No.147 Touzi No.15 Pargana - Magura within the ambit of Purba Bishnupur Gram Panchayet Area , Police Station - Bishnupur , A.D.S.R. Office at Bishnupur, District Sub-Registry Office IV at Anpore in the District of South 24 Parganas and Annual Proportionate Rent is payable to the



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Collector of South 24 Parganas, Government of West Bengal which is morefully and particularly mentioned in the **First Schedule** here under given by virtue of a registered Deed of Sale dated 05.09.2016, registered in the office of District Sub-Registrar, IV, South 24 Parganas and recorded into Book No. 1, Volume No.1604-2016, pages from 163467 to 163495, Being No.160405993 for the year 2016 from the Owner namely Smt.Annapurna Nath, wife of Shri Sainen Chandra Nath, residing at P -108, Das Para Road, P.O. & P.S. Thakurpukur, Kolkata- 700 063.

AND WHEREAS thereafter the said Mr. Anirban Mazumder the owner herein mutated his name before the B.L. & L.R.O. Bishrupur, South 24 Parganas as the lawful Owner thereof in respect of the property so mentioned in the **First Schedule** and paid relevant taxes and outgoings to the said authority regularly and received receipts for the same in his own name

AND WHEREAS the Land owner is very much desirous to have their said property developed for better utilization of the space available therein as they are not in a position of develop the property due to its pre-occupation and for other reasons.

AND WHEREAS the Land Owner were in search of a Developer who has sufficient funds and lot of experience and would be capable for construction of the building upon the land of the Owner and interested to promote and develop the said property by constructing a proposed building by investing necessary funds required for the purpose of construction and other incidental purpose.

AND WHEREAS the Developer approached to the Land Owner with the proposal that it would be able to construct the proposed



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the Gram Panchayet after obtaining necessary Plan sanctioned from the Zila Parishad with its own funds and resources as the Developer is going to start a similar project in the adjacent land subject to the following terms and conditions :-

ARTICLE -DEFINATION :-

1.1 OWNER shall mean the said Owner herein namely **MR. ANIRBAN MAZUMDER** , Son of Mr.Manick Chandra Mazumder , by feith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 24/22, Nabalia Para Road , P.O.Barisha , P.S. formerly Thakurpukur at present Haridevpur , Kolkata- 700 008 , and shall include his heirs, successors, executers, administrators, legal representatives and assigns.

1.2 DEVELOPER shall mean **Dakshini Green City Projects Private Limited**, a Private Limited Company, registered under the Companies Act,1956 , having **CIN :U70102WB2015PTC207223**, represented by its Director **SRI DEBOBRATA GHOSH**, son of Bapi Ghosh , by faith - Hindu, by Occupation - Business, by Nationality -Indian , residing at Village- Bishnupur, P.O. & P.S. Bishnupur , District - South 24 Parganas , having its registered office at Dakshini, Khariberia, P.O. & P.S. Bishnupur, District- South 24 Parganas and its administrators, legal representatives Successors-in - Office.

1.3 LAND : ALL THAT piece and parcel Sali Land measuring an area of **33 Decimals OR 33 Sataks** be the same a little more or less comprising in different dags under Mouza : Khariberia . within the limits of A.D.S.R. office Bishnupur, District Registry Office at Alipore/



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Bishnupur in the District of South 24 Parganas so described in the First Schedule so given here under.

1.4 BUILDING shall mean and include all the drawings, specifications for constructions, map or plan as to be sanctioned in the Zila Parishad and/or other relevant authority for the development and construction of a multi storied building consisting of several residential/commercial flats, shops and car parking space etc. on the said property and / or modification thereto made or caused by the Developer in the name of the Owner duly signed by the Owner or their duly authorized agents or attorney .

1.5 ARCHITECT/L.B.S. Shall mean a qualified Architect /L.B.S. who shall be appointed by the Developer for the purpose or preparation of plan and for development of the said property or much other Architects as shall be appointed from time to time by the Developer and the Developer shall inform the Owner of such appointment .

1.6 COMMON FACILITIES AND AMENITIES shall mean unless the context otherwise require entrance, corridors, all ways, paths, stairways, stair case passageways, drive ways, common lavatories, Pump Room,water pump motors , over head and under ground tank, septic tank ,boundary wall and other facilities which may be used and enjoyed in common by all the occupants or flats/units/spaces of the building as required for the maintenance and/or management or facilities of the building including Club, Community Hall, Jogging Track, Play Area , Indoor Game, Power Backup,Gym, CCTV, Security(24X7), Intercom etc. morefully and particularly described in the Schedule " Fourth Schedule " hereunder written .

1.7 SALEABLE SPACE shall mean the flat/flats , commercial areas , shops , car parking spaces and/or spaces at the proposed building which are available for independent use and occupation of the Transferees" and/or purchasers together with the undivided proportionate share in the land areas of the building and the common areas , provisions, utilities and facilities as described in the Schedule



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"Fourth Schedule " attached therein required for such independent user .

1.8 COMMON EXPENSES shall mean unless the context otherwise require all the expenses, ground rents , property maintenance charges, dues and outgoings and all other common expenses with the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of the flats as may be determined joining by the Owner and developer until an associations is formed by the transferees' and/or Purchasers of the said flats in the building to be constructed thereon.

1.9 OWNER'S ALLOCATION shall mean in the proposed construction , the Landowner shall get 35% share of ownership on each and every item to be marketable or saleable item i.e. flat , car parking , commercial space etc. morefully and particularly described in the **Second Schedule** hereunder written .

1.10 DEVELOPER'S ALLOCATION shall mean in the proposed construction , the Developer shall get the remaining 65% share of ownersship on each and every item to be marketable or saleable item i.e. flat, car parking, commercial space etc. morefully and particularly described in the **Third Schedule** hereunder written .

1.14 TRANSFERRED shall mean a person, firm , limited Company, Association or persons to whom any space in the building has been transferred.

1.15 HE OR SHE in share presents shall mean and be construed to have been used to mean any person or persons (male or female) a



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firm , a Company or any other legal entity capable of holding property of the context so administer.

ARTICLE - II - COMMENCEMENT :-

2. This Agreement shall be deemed to have commenced on and with effect from the date of its' execution .

ARTICLE -III - RIGHT & REPRESENTATION :-

3.1 The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land .

3.2 None other than the Owner have any right, title , interest claim and/or demand over and in respect of the said land and/or any portion thereof .

3.3 The said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, regulations whatsoever or howsoever.

3.4 There is no vacant land at the said land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

3.5 There is no bar legal or otherwise for the Owner to obtain the Certificate to under Section (I) of the Income Tax, 1961 and other consents and permissions that may be required.

3.6 The Owner shall be entitled to transfer or otherwise free to deal with the Owner's Allocation in the new building to be constructed save and except Developer's Allocation .

ARTICLE -IV - DEVELOPER'S RIGHT :-

4.1 The Owner hereby grant, subject to what has been hereinafter provided and exclusive right to the Developer to build upon and to exploit commercially if any upon the said land and construct the said building as per sanction plan duly sanctioned by the Zila Parishad



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with any amendment and/or modifications thereto made or caused to be made by the **DEVELOPER** hereto.

4.2 The Developer shall be exclusively entitled to the Developer's Allocation in the New Building with exclusive right to transfer or otherwise free to deal or dispose of the same without any right claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's entire allocation .

4.3 In so far as necessary all dealings by the Developer in respect of the New Building shall be in the name of Owner or which the Owner undertake to give the Developer in a form and manner reasonably required by the Developer at being understood however that such dealings shall not at in any manner fasten or create any financial liability upon the Owner.

ARTICLE -V-CONSIDERATION :-

5.1 In consideration of the Owner having agreed to permit the Developer to construct/ erect building and complete the said building in accordance with the plan to be sanctioned by the Zila Parishad and in the process of such exploitation of construction of building and sale of flats and/or any part thereof on the land of the Owner on the terms and conditions agreed upon and particularly stated in clause herein, the Developer shall be entitled to the profit if any arising out of same and shall be liable to render accounts to the appropriate Authority under law when required for determination of profits if any earned and appropriated by him and shall pay tax on such profit according to law .

ARTICLE - VI - CUSTODY :-

6. The Original Title Deed, Municipal Tax Receipt, Parcha, Khajana Receipts and any other relevant documents will be kept with the Developer at his custody but the Developer shall deliver all papers and documents to the Owner as and when reasonably required.



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ARTICLE -VII - SPACE ALLOCATION :-

7.1 On completion of the new building the Owner shall be entitled to such portion thereof which shall in the Fifth Schedule hereunder and the balance of the constructed areas shall go to the share of the Developer having constructed the said building at its own cost.

7.2 Subject as aforesaid the common portion , the open space and the roof of the said building shall exclusively belong to the Developer .

7.3 No formal Deed of Transfer in respect of the Developer's Allocation shall be required or be verbal in as such as the said Developer's Allocation shall be deemed to have been built and/or exclude on its own account except that the Owner shall be liable to transfer or convey the proportion to undivided share in the said land comprised in the said land in favor of the Developer or its nominee or nominees in such part or parts as shall be desirable by the Developer as a consideration as hereinbefore

ARTICLE - VIII - BUILDING :-

8.1 The Developer shall bear its costs, construct , erect and complete the building at the said property in accordance with the sanction plan with good and standard quality materials as may be specified by the architect from time to time

8.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

8.3 The Developer shall install in the said building at its own cost pump, tube-well, a water storage tank, overhead reservoirs, electrifications, permanent electric connection if obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential and/or multi-storied building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed .



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8.4 The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for and obtain quote as entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for to obtain temporary and permanent connection of water, electricity, power drainage, sewerages and/or gas to the New Building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owner shall execute in favor of the Developer a registered Power of Attorney, which is irrevocable in nature and other authorities shall be required by the Developer.

8.5 The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owner construct and complete the said New Building and various flats and/or apartments therein in accordance with the sanction plan and any amendment thereto or modification thereof or caused to be made by the Developer.

8.6 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owner shall bear no responsibility in this context.

ARTICLE - IX - COMMON EXPENSES :-

9.1 As soon as the said New Building is completed the Developer shall give written notice to the Owner requiring the Owner to take possession of the Owner's allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan thereof and certificate of the Architect being produced to that effect that after days free the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all property taxes, rates, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rate) in respect of the Owner's allocation the said rate to be



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proportionate pro-rata with reference to the saleable area in the buildings if they are levied on the building as a whole.

9.2 The Owner and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer and both parties shall keep each other indemnified against all claims, actions, demands, costs and charges and proceedings whatsoever directly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Developer in this behalf

9.3 As and from the date of service or notice of possession the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the developer with services charges for the common facilities in the new building with respect of the Owner's allocation said charges to include proportionate share of premium for the insurance of the building, water, fire and scavenging charges and taxes light, sanction for bill collection and management of the common facilities, replacement, repair and maintenance charges and expenses for the building and of all common wiring pipes electrical and of all common wiring pipes electrical and mechanical equipments, switchgear, transformer pumps, motors and other electrical and mechanical installations, stairways, corridors, bells, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

9.4 Any transfer of any part of the Owner's allocation in the new building shall be subject to the other provisions thereof and the transferee shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.

ARTICLE - X - COMMON RESTRICTIONS :-

The Owner's allocation in the New Building shall be subject to the same restrictions on transfer and use as are applicable to the



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Developer allocation in the new building intended for the common benefits of all occupiers of the new building which shall include the followings :

10.1 Both the Owner and the Developer shall not use of permit to use of the Owner' allocation and Developer's allocations in the new building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the other occupiers of the new building .

10.2 Neither party shall demolish or permit demolish on or any wall or their structure in their respective allocation or portion thereof or make any structural alteration thereof without the previous consent of the other in this behalf such consent shall not be withheld unreasonably .

10.3 Both parties shall abide by all laws, by laws, rules and regulations of Government, local bodies as the case may be and shall attend to answer and be responsible for any deviations violation and/or breach of any of the said laws, by laws and regulation .

10.4 The respective allot tee shall keep the interior and walls, sewers, drains pipe and other fittings and fixtures and appurtenance and floor and ceiling etc in each of their respective allocation in the new building in good working condition and repair and in particular so as not to cause any damage to the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space of accommodation therein and shall keep other Owner and/or the other occupiers of the building indemnified from and against the consequences if any .

10.5 No goods or other items shall be kept by the Owner/Developer or the transferees for display or otherwise in the corridor or other places of common use in the new building and in case any hindrance in cause in any manner in the free movement , either party shall be liable to remove the same at their own risk and cost .



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10.6 The Owner shall permit the Developer and its servant and agents with or without workman and others at all reasonable limits to enter into and upon the Owner's allocation and every part thereof for the purpose of maintenance of repairing any part of the building and/or for the purpose of repairing, maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas, water pipes and electric wires and for any similar purposes.

ARTICLE - XI - OWNER'S OBLIGATION :-

11.1 The Owner shall handover the vacant possession of the entirety of the said land to the Developer simultaneously with the execution of these presents for construction of the building on the said land in terms of the agreement.

11.2 The Owner hereby agree and covenant with the Developer not to cause any interference or hindrances in the construction and completion of the said building at the said land by the Developer.

11.3 The Owner hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocation in the building at the said land.

11.4 The Owner shall not let out, grant, lease, mortgage and/or charge the said land or any portion thereof without the consent in writing of the Developer during the period of construction.

11.5 The Owner hereby agree and covenant with the Developer to transfer the undivided proportionate share allocable and attributable to the Developer allocation in favour of the Developer or its nominee or nominees in such part or parts as the Developer shall require and for the aforesaid purpose shall obtain all necessary approvals, consents and permissions including the certificate under section 230(f) of the Income Tax Act, 1961.



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11.6 The Owner hereby agree and undertake that the Owner shall cause to join such party or parties in the Deed of Conveyance as Vendor or confirming Parties at the costs and expenses of the Developer so as to transfer to the Developer its allocation .

11.7 To enable the Developer to develop the said land , the Owner shall grant in favour of the Developer a **General Power of Attorney** and such General Power of Attorney .

ARTICLE - XII - DEVELOPER'S OBLIGATION :-

12.1 The Developer shall construct the said new building at the said land in accordance with the sanction plan and the specification mentioned in the **Fourth Schedule** written hereunder and to be passed and sanctioned by the with the best of the material Zila Parishad with an intent that said building will be cemented residential complex at its own costs.

12.2 The Developer shall also construct and complete at its own cost the entire common facilities and amenities for the said building.

12.3 The Developer hereby agrees covenants with the Owner to complete the construction of the said building within 48 months from the date of sanction of the building plan or from the date of handing over peaceful vacant khas possession of the said property , whichever will be later at its own costs and expenses and deliver vacant and peaceful possession of the Unit comprised in the Owner' allocation to the Owner in habitable condition as per the particulars mentioned in the Seventh Schedule hereunder written and if required time may be extended for a further period of 12 months on written mutual understanding .

12.4 The Developer shall have no right, title and interest whatsoever in the Owner's allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to the Owner and similarly the Owner



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shall not have any right or claim in respect of the Developer's Allocation as herein provided.

12.5 The Developer shall have no right to claim for payment of reimbursement of any costs expenses or charge incurred towards construction of the Owner' allocation and of the undivided proportionate share in the common facilities and amenities.

12.6 The Developer shall on completion of the New Building put the Owner in undisputed possession of the Owner' allocation together with all rights in common to the common portions.

12.7 The Developer hereby agrees and covenants with the Owner not to do any act, deed or thing whereby the Owner is prevented from enjoying ,selling, assigning and/or disposing of any of the Owner's allocation in the said new building at the said land.

ARTICLE -XIII - OWNER'S INDEMNITY :-

13. The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbances provided the Developer perform and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLE - XIV - DEVELOPER'S INDEMNITY :-

14.1 The Developer hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer relates to the construction of the said building .

14.2 The Developer hereby undertakes to keep the Owner indemnified against all actions suits costs proceedings and claims that arise out of the Developer's actions with regard to the development of



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the said land and/or in the manner if construction of the said building and/or for any defect therein.

ARTICLE - XV - MISCELLANEOUS :-

15.1 The Owner and the Developer have entered into this Agreement purely as a construct and nothing contained herein shall be deemed to construct as partnership between the Developer and Owner nor shall the parties hereto constitute as an Association of persons.

15.2 All applications plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner at the Developer's own costs and expenses and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for the said land **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to refunds any or all payments and/or deposited made by the Developer.

15.3 The Developer shall be entitled to negotiate with the prospective buyers and/or purchasers for sale of flats and other areas comprising in the Developer's allocation and also enter into agreement for sale with the intending Purchaser/Purchasers and to receive earnest money thereof and also to receive the full consideration amount towards sale of Developer's allocation and appropriate the same and the Owner shall have no claim or demand over the said consideration or amounts.

15.4 The Owner confirm and undertake that if so required by the Developer the Owner shall join as confirming party to all agreements and other documents of transfer that may be enter into by the Developer for Sale and/or otherwise transfer of the flats in the said building of the Developer's allocation without-raising any objection and claiming any additional consideration money .

15.5 The name of the building shall be **Dakshini Greencity Complex.**



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15.6 As and from the date of completion of the new building the Developer and/or its transferees and the Owner and/or his transferees shall each be liable to pay and bear their proportionate charges on account of ground floor and wealth tax and other taxes payable in respect of their space .

15.7 The Owner shall not be responsible and/or liable for any financial or other liabilities arising out of any suit by any third party or for any compensation of any kind arising out of the deal by the Developer . its agents, contractor, sub-contractors, nominee or nominees. It is however agreed that the Owner shall be responsible for any liability arising out of any suit filed by third party on account of any act or acts or acts of commission of the Owner if found after execution of these presents.

15.8 Unless otherwise expressly mentioned herein neither party entitled to rescind this Agreement.

ARTICLE - XVI - FORCE MAJEURE :-

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

16.2 Force Majeure shall mean flood, earthquake, fire, storm, tempest, civil commotion, strike, lock out and/or any other act or commission and/or any disturbance from any corner whatsoever beyond the control of the parties hereto.

ARTICLE - XVII- LEGAL ACTION :-

Both the parties shall have liberty to avail the opportunity under the Specific Performance of contract of this Agreement for the non compliance of the covenant herein before mentioned alternatively at any time if any dispute arise between the parties hereto regarding the construction or interpretation of any of terms and conditions herein



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contained or touching these presents or determination of any liability of any of the parties under the agreement, the same shall be referred to the arbitration of a single arbitrator in case the parties agree the case, otherwise two arbitrators, one to be appointed by each of the parties in dispute and the same shall be deemed to be a reference within the meaning of the Arbitration Act, 1996 or any statutory modification there under in force of effect.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

ALL THAT a plot of Sali land measuring an area of **33 Decimal** having Kayati Dakhali Sattya together with all other easements and appurtenances attached therein comprising in R.S. & L.R. Dag No.856/1116, under R.S. Khatian No. 740 corresponding to L.R. Khatian No. 1539 lying and situated at Mouza- Khariberna J.L. No.29, R.S. No.147, Touzi No.15 Pargana - Magura within the ambit of Purba Bishnupur Gram Panchayet Area, Police Station - Bishnupur, A.D.S.R. Office at Bishnupur, District Sub-Registry Office - IV at Ahpore in the District of South 24 Parganas and Annual Proportionate Rent is payable to the Collector of South 24 Parganas, Government of West Bengal be butted and bounded as follows :-

On the North : Sali Land;

On the South :Sali Land;

On the West :Sali Land;

On the East :Sali Land .



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THE SECOND SCHEDULE ABOVE REFERRED TO :-
(Land Owner's Allocation)

Owner's Allocation shall mean in the proposed construction, the Land owner shall get 35% share of ownership on each and every item to be marketable or saleable item i.e. flat, car parking, commercial space, common facilities as described in Sixth Schedule etc. Whenever any flat, car Parking space will be booked for sale 20% of advance receipt money to be paid to the Landowner and on the date of registration the remaining amount of 35% of total sale consideration of each saleable item to be paid to the Landowner.

THE THIRD SCHEDULE ABOVE REFERRED TO :-
(Developer's Allocation)

Developer's Allocation shall mean in the proposed construction, the Developer shall get the remaining 65% share of ownership on each and every item to be marketable or saleable item i.e. flat, car parking, commercial space etc. Whenever any flat, car parking space will be booked for sale, the Developer shall accept 80% of advance receipt money and on the date of registration the remaining amount of 65% of total sale consideration of each saleable item to be paid to the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO :-
(Common Areas and Facilities)

- 1. CLUB OF THE COMPLEX :** The entire area, building structure, amenities, facilities and equipment provided in the Club Complex provided however that the right of user and enjoyment shall be restricted only to those allottees, who have become or shall become members of the Club Complex.
- 2. COMMUNITY HALL :** An exclusive community hall facility in Dakshini Green Complex will be provided to the Owner of Dakshini



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act, 1908
Alipore, South 24 Parganas

15 MAY 2017

Greencity for their exclusive use . The said Community Hall shall be situated as per the sanction plan to be obtained from the authority concerned. This Community Hall shall , inter alia, consist of the hall , pantry, wash area, toilet service area and a few rooms to be used for various purpose together with all installations, fixtures and fittings provided therein and also together with an independent stair access .

3. **JOGGING TRACKS & PLAY AREA** : Jogging Tracks & Play Ground will be provided within the Dakshini Greencity Complex and shall be provided to the Owner of the Dakshini Greencity for their health and enjoyment purpose . The said Jogging Tracks & Play Ground shall be situated as per the sanction plan to be obtained from the authority concerned.
4. **GYM AND INDOOR GAMES** : Facilities of Gym & Indoor Games will be provided within the Dakshini Greencity Complex and shall be provided to the Owner of Dakshini Greencity for their health and entertainment purpose.
5. **POWER BACKUP** : Facilities of Generator will be provided within the Dakshini Greencity Complex for the un-interrupted power supply for the complex.
6. **CABLE T.V. NETWORK , CCTV & EPABX** : Cable T.V. Network , CCTV & EPABX (Intercom Facilities) will be provided within the Dakshini Greencity including all equipment, switches, cable distribution systems, headends, satellite receivers etc.
7. **SECURITY** : 24 hours of Security Service will be provided within the Dakshini Greencity Complex.



District Sub-Registrar
Registrar U/S (2) of
Registration Act, 1908
Alipore, South 24 Parganas
15 MAY 2017

ANNEXURE : "A"**CONSTRUCTION & SPECIFICATION**

The construction shall be done with standard quality materials.

1. : R.C.C. Frame Structure.
2. : Door of the best quality . Panel /Flush/PVC door with wooden & PVC frame .
3. : Windows of coloured aluminium sections with glass panes fixed , sliding & openable .
4. : Approved quality vitrified tile flooring for rooms.
5. : Bathrooms with good ceramic tile flooring and ceramic tile dado with green marble /granite counter.
6. : Kitchen with marble/vitrified tile flooring and ceramic tile dado with green marble /granite counter.
7. : Outside wall putty & plaster of parish finish in inside walls.
8. : Electric installation with modular switches& best quality flexible copper wire .
9. : Provision for hot & cold water in best quality UPV/CPVC pipe lines and bath fittings .



DISTRICT SUB-REGISTRAR-
REGISTRAR U/S 7(2) OF
REGISTRATION ACT 1908
ALIPORE, SOUTH 24 PARGANAS
15 NOV 2017

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Calcutta in the presence of:

WITNESSES:

- 1. Biswajit Das
58, Nabapally, P.O. Joka
Kolkata - 700014
- 2. Sangatan Das
24/22, Nabalia Para Road,
Kolkata - 8

SIGNATURE OF THE LAND OWNER

SIGNATURE OF THE DEVELOPER

Drafted by me
Biswajit Das
Advocate

High Court, Cal

Enrollment No. WB-1255/99

DAKSHINI GREEN CITY PROJECTS LTD.

Debabrata Ghosh
Director



District Sub-Registrar,
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

15 MAY 2017

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DMSHINI PROJECTS PVT. LTD.
Deborah's Club

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



DISTRICT SUB-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas







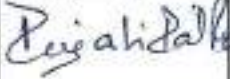
15 MAY 2017



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16040000643052/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANIRBAN MAZUMDER 24/22 NABALIA PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008	Land Lord			
2	Shri Debobrata Ghosh Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Represent ative of Developer [Dakshini Green City Projects Pvt Ltd]			 Dakshini Green City Projects Pvt Ltd Director
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Ms PIYALI PAL ROY Wife of Mr UMA SANKAR ROY 8/2 K.S.ROY ROAD, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr ANIRBAN MAZUMDER, Shri Debobrata Ghosh		 15.05.17	

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS



South 24-Parganas, West
Bengal







Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-0000643052/2017	Office where deed will be registered
Query Date	11/05/2017 6:32:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PIYALI PAL ROY 8/2 K.S.ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700008 Mobile No. : 9038017311, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction
Set Forth value		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]
Total Stamp Duty Payable(SD)	Rs. 40,010/- (Article:48(g))	Market Value
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 1,90,57,500/-
		Total Registration Fee Payable
Remarks		Rs. 46/- (Article:E, E, M(b), H)
		Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PURBA BISHNUPUR, Mouza: Khanberna

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-855/1116	RS-740	Basu	Shak	33 Dec		1,90,57,500/-	Property is on Road
Grand Total :					33Dec	0/-	190,57,500/-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr ANIRBAN MAZUMDER Son of Mr MANICK CHANDRA MAZUMDER 24/22 MARALIA PARA ROAD, P.O - BARISHA, P.S:- Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700008 Sex : Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. : AJJPM4193N, Status : Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 11/05/2017	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 11/05/2017

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Dakshini Green City Projects Pvt Ltd Dakshini Khanberna, P.O - Bishnupur, P.S - Bishnupur, District - South 24-Parganas, West Bengal, India, PIN - 743503 PAN No. : AAFCD4093G, Status : Organization, Executed by Representative	Organization	Executed by: Representative



Representative Details :

Sl No	Name & Address	Representative of
1	Shri Debobrata Ghosh Son of Shri. Bapi Ghosh Bishnupur, P.O:- Bishnupur P.S:- Bishnupur, District- South 24-Parganas, West Bengal, India, PIN - 7436... Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AMIPG15100	Dakshini Green City Projects Pvt Ltd (as director)

Identifier Details :

Name & address
Ms PIYALI PAL ROY Wife of Mr. UMA SANKAR ROY B/2 K. S ROY ROAD, Kiron Sankar Roy Road(Hastings Street) P.O - GPO, P.S:- Hare Street, Kolkata, District-Kolkata West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier: Mr ANIRBAN MAZUMDER, Shri Debobrata Ghosh
N

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ANIRBAN MAZUMDER	-33 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10/06/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 24/06/2017) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.







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Major Information of the Deed

Deed No :	I-1604-02543/2017	Date of Registration	24/05/2017
Query No / Year	1604-0000643052/2017	Office where deed is registered	
Query Date	11/05/2017 6:32:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PIYALI PAL ROY 8/2 K.S.ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038017311, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 1,90,57,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PURBA BISHNUPUR, Mouza: Khariberia

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-856/1116	RS-740	Bastu	Shali	33 Dec		1,90,57,500/-	Property is on Road
Grand Total :					33Dec	0 /-	190,57,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANIRBAN MAZUMDER Son of Mr MANICK CHANDRA MAZUMDER 24/22 NABALIA PARA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJJPM4193N, Status :Individual, Executed by: Self, Date of Execution: 15/05/2017 , Admitted by: Self, Date of Admission: 15/05/2017 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dakshini Green City Projects Pvt Ltd Dakshini Khariberia, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 , PAN No.: AAFCD4093G, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Debobrata Ghosh (Presentant) Son of Shri Bapi Ghosh Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMIPG1510D Status : Representative, Representative of : Dakshini Green City Projects Pvt Ltd (as director)



Identifier Details :

Name & address	
Ms PIYALI PAL ROY Wife of Mr UMA SANKAR ROY 8/2 K.S.ROY ROAD, Kiron Sankar Roy Road(Hastings Street), P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr ANIRBAN MAZUMDER, Shri Debobrata Ghosh	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANIRBAN MAZUMDER	-33 Dec

Endorsement For Deed Number : I - 160402543 / 2017**On 15-05-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 17:06 hrs on 15-05-2017, at the Private residence by Shri Debobrata Ghosh ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,90,57,500/-

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

Execution is admitted on 15/05/2017 by Mr ANIRBAN MAZUMDER, Son of Mr MANICK CHANDRA MAZUMDER, 24/22 NABALIA PARA ROAD, P.O: BARISHA, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Identified by Ms PIYALI PAL ROY, , Wife of Mr UMA SANKAR ROY, 8/2 K.S.ROY ROAD, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-05-2017 by Shri Debobrata Ghosh, director, Dakshini Green City Projects Pvt Ltd, Dakshini Khariberia, P.O:- Bishnupur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503



Indetified by Ms PIYALI PAL ROY, , Wife of Mr UMA SANKAR ROY, 8/2 K.S.ROY ROAD, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-05-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 39/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2017 2:12PM with Govt. Ref. No: 192017180011078761 on 14-05-2017, Amount Rs: 39/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 328053118 on 14-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by by online = Rs 39,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2017 2:12PM with Govt. Ref. No: 192017180011078761 on 14-05-2017, Amount Rs: 39,000/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 328053118 on 14-05-2017, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

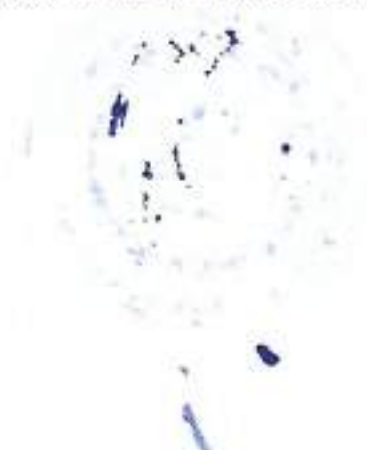
On 24-05-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 7/-





Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Draft Rs 10/-, by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7996, Amount: Rs.1,000/-, Date of Purchase: 12/05/2017, Vendor name: Soumitra Chandra

Description of Draft

1. Draft(other) No: 414912000443, Date: 23/05/2017, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal







Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1604-0000643052/2017	Office where deed will be registered
Query Date	11/05/2017 6:32:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PIYALI PAL ROY 8/2 K.S.ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038017311, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Market Value	
	Rs. 1,90,57,500/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,000/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bishnupur, Gram Panchayat: PURBA BISHNUPUR, Mouza: Khariberia Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-856 111b	RS-740	Bastu	Shali	33 Dec		1,90,57,500/-	Property is on Road
Grand Total :					33.00000000Dec	0 /-	1,90,57,500 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr ANIRBAN MAZUMDER Son of Mr MANICK CHANDRA MAZUMDER,24/22 NABALIA PARA ROAD, Post Office: BARISHA, Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJJPM4193N, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 11/05/2017	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 11/05/2017



Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr DEBOBRATA GHOSH Son of Mr BAPI GHOSH, BISHNUPUR, Post Office: BISHNUPUR, Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMIPG1510D, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 11/05/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 11/05/2017

Identifier Details :

Name & address
Ms PIYALI PAL ROY Wife of Mr UMA SANKAR ROY 8/2 K.S.ROY ROAD, Kiron Sankar Roy Road(Hastings Street), Post Office: GPO, Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr ANIRBAN MAZUMDER, Mr DEBOBRATA GHOSH

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 24/06/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



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

GRN: 19-201718-001107876-1 Payment Mode Online Payment
GRN Date: 14/05/2017 14:11:27 Bank : HDFC Bank
BRN : 328053118 BRN Date: 14/05/2017 14:12:22

DEPOSITOR'S DETAILS

Id No. : 16040000643052/1/2017

[Query No./Query Year]

Name : DAKSHINI GREEN CITY PROJECTS PVT LTD
Contact No. : Mobile No. : +91 9477777788
E-mail :
Address : KHARIBERIA,BISHNUPUR,PIN-743503
Applicant Name : Mr PIYALI PAL ROY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000643052/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	39000
2	16040000643052/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	39

Total

39039

In Words : Rupees Thirty Nine Thousand Thirty Nine only





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3543196



নির্বাচকের নাম : অনির্বান মজুমদার
Elector's Name : Anirban Mazumdar
পিতার নাম : মানিক মজুমদার
Father's Name : Manik Mazumdar
লিঙ্গ/Sex : পুরু/ M
জন্ম তারিখ
Date of Birth : XXXX/1975

HLG3543196

ঠিকানা:
30/A/1, কালিপদা মুখার্জী রোড, হরদেবপুরা মিউনিসিপাল
কর্পোরেশন, কলকাতা-700008

Address:
30/A/1, KALIPADA MUKHERJEE
ROAD, KOLKATA MUNICIPAL
CORPORATION, HARIDDEVPUR,
KOLKATA-700008

Date: 22/10/2012

153-বেহলা পূর্ব লিঙ্গের বেহলা নির্বাচন জিলা
অফিসারের স্বাক্ষর (ফ্যাক্স)
Facsimile Signature of the Electoral
Registration Officer for
153-Behala Purba Constituency

ৱেব সাইটে এই কার্ডের নথি ফাইল করা হবে এবং
নতুন ঠিকানা পরিবর্তন করলে এই কার্ড নতুন ঠিকানা
থেকে পুনঃপ্রাপ্ত করা হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with your name there.

Handwritten signature



आयकर विभाग

INCOME TAX DEPARTMENT

ANIRBAN MAZUMDER

MANIK CHANDRA MAZUMDER

01/04/1976

Permanent Account Number

AJPM4193N

Manik Chandra Mazumder

Signature



भारत सरकार

GOVT. OF INDIA



Manik Chandra Mazumder


 ভারতের নির্বাচন কমিশন
 পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

KKC2043693




নির্বাচকের নাম : দেবব্রত ঘোষ
 Elector's Name : Debobrata Ghosh
 পিতার নাম : বাপু ঘোষ
 Father's Name : Bapu Ghosh
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ/ Date of Birth : 24/10/1983

Debobrata Ghosh

KKC2043693

ঠিকানা:
 46, দক্ষিণ বিশনুপুর দাস, মন্ডাল
 ও পুরকাই পারা (উত্তর), বিশনুপুর,
 বিশনুপুর, সউথ 24 পার্গানা- 742603

Address:
 46, DAKSHIN BISHNUPUR DAS, MONDAL
 O PURKAIT PARA (UTTAR), BISHNUPUR,
 BISHNUPUR, SOUTH 24 PARGANAS-
 742603


 Date: 14/11/2013
 146-বিষ্ণুপুর (সউথ 24) নির্বাচন অঞ্চল নির্দেশ
 Area delineated for the purpose
 Facsimile Signature of the Electoral
 Registration Officer for
 146-Bishnupur (SC) Constituency

(এই পরিচয় কার্ডটি কেবল নির্বাচন ক্ষেত্রেই ব্যবহার করা যাবে।
 এখানে লিখিত ঠিকানা পরিবর্তন করলে তাহলে এই কার্ডটি
 পরিবর্তন করে নিতে হবে।
 In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with new number.

Debobrata Ghosh



आयकर विभाग
INCOME TAX DEPARTMENT
DEBOBRATA GHOSH



भारत सरकार
GOVT. OF INDIA

BAPI GHOSH

24/10/1983
Permanent Account Number

AMIPG1510D

Debobrata Ghosh
Signature



AMIPG1510D

Debobrata Ghosh



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160402543 for the year 2017.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.05.25 17:48:19 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 25-05-2017 17:48:18

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)