

common facilities common parts and common amenities and common top of the Roof right of the building and the said property absolutely shall be the property of the developer after providing the owners' allocation as aforesaid and together with the absolute right of the part of the developer to entire into agreement for sale with intending purchaser/purchasers by and mode of transfer of property act and/or lease, let out or in any manner may with the same subject to fulfillment and observance of all the terms and conditions hereof.

FOURTH SCHEDULE REFERRED TO ABOVE

(Specification)

That the construction to be made and equipment, fittings and fixtures to be installed/provided in the building shall be new and of an average good quality and workmanship and strictly according to the plan and advise of the developer's architect and specification are as follows:-

- 1) **FOUNDATION** : Individual or strip footing.
- 2) **STRUCTURE** : R.C.C. framed structure.
- 3) **FLOOR** : Entirely finished with ceramic floor tiles.
- 4) **BRICK WORK** : 200 mm wall – 1:6 cement mistures (outside)
100 mm wall – 1:4 cement mistures (inside)
- 5) **KITCHEN** : One steel sink and tap water point and marble as kitchen platform and wall tiles 2'-6" height over kitchen platform.
- 6) **TOILETS** : One Anglo Indian commode with cistem, One shower, Two Bibcock, Basin with pillarcock, Geezer Piont, Wall tiles up to door height.
- 7) **ATTACHED BATH** : One European commode with cistem, Two Bibcock, Wall tiles up to door height.
- 8) **DOORS** : The door in toilets will be of PVC and the other doors will be water proof flush doors with wooden frame.



- 9) **WINDOWS** : Aluminum window (shutter) with pin head glass with steel grill.
- 10) **ELECTRIC** : Wiring will be Concealed with requisite points with standard wire and switchset and the developer will arrange the source of electric connection for the flat/shop/car parking space owners by installing transformer (if required) at the cost of the intending purchasers of the property more fully described in second schedule.
- 11) **WATER SUPPLY** : 24 hours uninterrupted water supply by deep tube-well with water pump to overhead reservoir.
- 12) **STAIR** : Stair facilities with marble finish
- 13) **WALL COATS** : All the interior walls will be finished with a coat of plaster of paris and external walls will be finished with Acrylic Emulsion paint over plaster.
- 14) **LIFT (4 PAX)**

N.B: The cost of all/any additions and alterations if required by the intending purchasers as well as the land owners to be carried out inside the flats/shop/for the flats shops/of the flats shops, the cost of the same shall be born by the intending purchasers as well as the land owners separately but all such works will be carried out by the Engineers, Artisans, Employees, Masons, Labours, Suppliers, Contractor of the developers **M/S. ARTISAN.**

FIFTH SCHEDULE REFERRED TO ABOVE

(Common Space & Area)

The entirety of the described in Schedule 'A' hereinabove written, common paths and areas all other common spaces and areas of the land and building which are necessary for common areas of Flat owners Staircase and landing in each floor.

(Common Facilities & Amenities)

Electrical installation, Electric Meter space and all any other Electrical facilities in common places (excluding only those installed within the exclusive area on any flat), Underground Water Reservoir (if required) & Overhead Water Reservoir, Water Supply Pipeline (in outer side), other

Common plumbing Insatallations (save only those are installed within the exclusive area on any flat),
Septic Tank, Drainage & Sewerage, Boundary wall and main Gate.

(Other Facilities)

- 24 hour power Back-up Facility for common area lift and water pump.
- Fire Extingusher System.
- Provision for Cable TV line.
- Round the Clock Security.
- Pemanent Watchman Booth.
- CCTV Surveillance in the common passages.
- De-ironized Water Treatment Plant.

SIXTH SCHEDULE REFERRED TO ABOVE

(Common & indispensable maintenance Cost)

[Cost to be paid in advance to be enjoyed or not]

1. Proportionate expenses maintenance, repairing, re-decorating etc of the said building and lighting of common areas, main entrance, passage, stair case, lift and water pump of the building, by all the parties or to be used by part in common as aforesaid.
2. Proportionate cost of the subsequent decorating of the exterior side of the building.
3. Proportionate cost of the salaries of caretakers, securities, sweepers, operator for pump and lift etc.
4. Proportionate cost of working and maintenance of Generator, Fire extinguisher system, CCTV, souveillance system, De-ironized water treatment plant, flat owners association office room and/or any other service charges for the appurtenant part as aforesaid.
5. Proportionate Municipal tax, Govt. tax and any other expenses.
6. Proportionate mount of Insurance of the building against risk of fire etc.
7. Proportionate other expenses those are necessary of incidental of the maintenance and upkeep the said building on First Schedule Property.

For *Armaan*
Tankay Narayan Datta
Partner

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

SIGNED, SEALED & DELIVERED

in the presence of **WITNESS:**

1. *Asish Mukherjee*
LIE Road,
Kadhyangram
Kol - 129

Nilima Saha Roy

Sachindra Nath Sarkar

Bela Samaddar

Tapati Sarkar

2. *Roadip Kr. Majumdar*
271, Shyamnagar Road,
Kolkata - 700055

SIGNATURE OF THE OWNERS/

FIRST PARTIES

Drafted by :

Chiradip Dhar
Reg no - F935/760/95
Chiradip Dhar

Advocate

Barasat Judge's Court

Sarbari Majumdar, Anjana Bhattacharjee, Utpal Bhadra, Pankaj Narayan Datta represented by their Attornies as well as partners Krishnapada Paul and Tapan Sen

For Artisan

Krishna pada Paul

Partner

For Artisan

Tapan Sen

Partner

SIGNATURE OF THE DEVELOPER/

SECOND PARTY

Printed by me :

S. Bhattacharjee
S. Bhattacharjee

For Artisan
Pankaj Narayan Datta
Partner

ACKNOWLEDGEMENT OR RECEIPT OF AGREEMENT MONEY

RECEIVED from the within mentioned Developer the within mentioned non-refundable amount of Rs.11,50,000 (Rupees Eleven lakh Fifty thousand) only as part of Agreement money out of Rs. 49,00,000/-as per memo below:-

MEMO OF CONSIDERATION

a)	By cheque No.026203 Dt.13.07.2016 Drawn on Oriental Bank of Commerce Madhyamgram Branch	Rs.	3,00,000.00
b)	By cheque No.026204 Dt.13.07.2016 Drawn on Oriental Bank of Commerce Madhyamgram Branch	Rs.	2,00,000.00
c)	By cheque No.026205 Dt.13.07.2016 Drawn on Oriental Bank of Commerce Madhyamgram Branch	Rs.	3,00,000.00
d)	By cheque No.026206 Dt.13.07.2016 Drawn on Oriental Bank of Commerce Madhyamgram Branch	Rs.	2,00,000.00
e)	By Cash Dt. 20.06.2016	Rs.	1,50,000.00

Total	Rs.	11,50,000.00
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(Rupees Eleven lakh Fifty thousand only)

WITNESSES:-

1. Somnath Sen.
South Biresah Purly
Madhyamgram

2. Babipal. Majhi
271, Shyamprasad Road,
Kohalpur-700055

Nilima Saha Roy

Sachendra Nath Sarkar

Bela Samadhar

Tapati Sarkar

SIGNATURE OF THE OWNERS/

FIRST PARTIES

For *Artisan*
Pankaj Narayan Datta
Partner

Nilima Saha Roy

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Smt Nilima Saha Roy Wife of Shri Amar Saha Roy F-42/6 Karunamoyee Housing Estate, Salt Lake City, P.O:- Bidhannagar Ck Market, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Smt Nilima Saha Roy Wife of Shri Amar Saha Roy F-42/6 Karunamoyee Housing Estate, Salt Lake City, P.O:- Bidhannagar Ck Market, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AKTPS0267N,; Status : Individual; Date of Execution : 13/07/2016; Date of Admission : 14/07/2016; Place of Admission of Execution : Pvt. Residence
2	Shri Sachindra Nath Sarkar Son of Late Aditya Prasad Sarkar Udayrajpur, P.O:- Udayrajpur, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,; Status : Individual; Date of Execution : 13/07/2016; Date of Admission : 14/07/2016; Place of Admission of Execution : Pvt. Residence
3	Smt Bela Samaddar Wife of Shri Rabin Samaddar 174 Dr B. C. Roy Sarani, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 13/07/2016; Date of Admission : 14/07/2016; Place of Admission of Execution : Pvt. Residence
4	Smt Tapati Sarkar Daughter of Late Aditya Prasad Sarkar Suromaya Nikatan, Basu Nagar, 2.5 No Gate, Flat No: 2/1, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BIVPS0344F,; Status : Individual; Date of Execution : 13/07/2016; Date of Admission : 14/07/2016; Place of Admission of Execution : Pvt. Residence

Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	M/s Artisan 111/8, Debigarh, Bijali Park, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 PAN No. AAVFA8353K,; Status : Organization; Represented by representative as given below:-
1(1)	Shri Krishna Pada Paul South Bankimpally, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKOPP3826B,; Status : Representative; Date of Execution : 13/07/2016; Date of Admission : 14/07/2016; Place of Admission of Execution : Pvt. Residence
(2)	Shri Tapan Sen Gunjalika-II, Debigarh 4 No, Flat No: 3D, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AZJPS6561L,; Status : Representative; Date of Execution : 13/07/2016; Date of Admission : 14/07/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Somnath Sen Son of Late Anil Kumar Sen Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India,	Smt Nilima Saha Roy, Shri Sachindra Nath Sarkar, Smt Bela Samaddar, Smt Tapati Sarkar, Shri Krishna Pada Paul, Shri Tapan Sen	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

14/07/2016 Query No:-15031000256753 / 2016 Deed No :I - 150305065 / 2016, Document is digitally signed.

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: L.I.C Road, Mouza: Udayrajpur	LR Plot No:- 956 , LR Khatian No:- 5024	8 Katha 7 Chatak 29 Sq Ft	48,70,000/-	68,66,999/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 6 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Smt Nilima Saha Roy	M/s Artisan	3.49708	25
	Shri Sachindra Nath Sarkar	M/s Artisan	3.49708	25
	Smt Bela Samaddar	M/s Artisan	3.49708	25
	Smt Tapati Sarkar	M/s Artisan	3.49708	25

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Shri Sachindra Nath Sarkar	M/s Artisan	25 Sq Ft	25
	Smt Bela Samaddar	M/s Artisan	25 Sq Ft	25
	Smt Nilima Saha Roy	M/s Artisan	25 Sq Ft	25
	Smt Tapati Sarkar	M/s Artisan	25 Sq Ft	25

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Somnath Sen
Address	Thana : Barasat, District : North 24-Parganas, WEST BENGAL

Details of the applicant who has submitted the requisition form

Applicant's Name	Somnath Sen
Address	Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Solicitor firm

Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number : I - 150305065 / 2016

Query No/Year	15031000256753/2016	Serial no/Year	1503005411 / 2016
Deed No/Year	I - 150305065 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Smt Nilima Saha Roy	Presented At	Private Residence
Date of Execution	13-07-2016	Date of Presentation	14-07-2016

Remarks

On 04/07/2016

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 68,96,999/-



(Joyjit Chanda)

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

On 14/07/2016

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 53,910/- (B = Rs 53,889/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53,910/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 53,910/- is paid, by online on 06/07/2016 12:39AM with Govt. Ref. No. 192016170012081661 on 06-07-2016, Bank: ICICI Bank (ICIC0000006), Ref. No. 999496929 on 06/07/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 9,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 9,521/- is paid, by online on 06/07/2016 12:39AM with Govt. Ref. No. 192016170012081661 on 06-07-2016, Bank: ICICI Bank (ICIC0000006), Ref. No. 999496929 on 06/07/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 17:00 hrs on : 14/07/2016, at the Private residence by Smt Nilima Saha Roy , one of the Executants.

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

Execution is admitted on 14/07/2016 by

Smt Nilima Saha Roy, Shri Amar Saha Roy, F-42/6 Karunamoyee Housing Estate, Salt Lake City, P.O: Bidhannagar Ck Market, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession House wife
Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 14/07/2016 by

Shri Sachindra Nath Sarkar, Son of Late Aditya Prasad Sarkar, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Service
Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 14/07/2016 by

Smt Bela Samaddar, Wife of Shri Rabin Samaddar, 174 Dr B. C. Roy Sarani, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, By caste Hindu, By Profession House wife
Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 14/07/2016 by

Smt Tapati Sarkar, Daughter of Late Aditya Prasad Sarkar, Suromaya Nikatan, Basu Nagar, 2.5 No Gate, Flat No: 2/1, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Service
Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 14/07/2016 by

Shri Krishna Pada Paul partner, M/s Artisan, 111/8, Debigarh, Bijali Park, P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Shri Krishna Pada Paul, Son of Late Jitendra Nath Paul, South Bankimpally, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, By caste Hindu, By profession Business

Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat ,
North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 14/07/2016 by

Shri Tapan Sen partner, M/s Artisan, 111/8, Debigarh, Bijali Park, P.O:- Madhyamgram, P.S:- Madhyamgram,
District:-North 24-Parganas, West Bengal, India, PIN - 700129 Shri Tapan Sen, Son of Late Sanat Sen,
Gunjalika-II, Debigarh 4 No, Flat No: 3D, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas,
WEST BENGAL, India, PIN - 700129, By caste Hindu, By profession Business

Indetified by Somnath Sen, Son of Late Anil Kumar Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat ,
North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Deed Writer

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs
500/-, by online = Rs 9,521/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 92, Purchased on 01/06/2016, Vendor named T K
Saha.



(Joyjit Chanda)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2016, Page from 133882 to 133932

being No 150305065 for the year 2016.



Digitally signed by JOYJIT CHANDA
Date: 2016.07.14 18:01:54 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 14/07/2016 18:01:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)

For *Artisan*
Pankaj Narayan Datta
Partner