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Q NO. (2) 119108/2021.

Certified that the Document is admitted to
Execution. The Signature Sheet and the
Stamp are duly affixed to this document
in accordance with the provisions of the
Act.



[Signature]
Additional Registrar
of Documents, Kolkata

20 JAN 2021

JOINT VENTURE AGREEMENT FOR DEVELOPMENT

THIS MEMORANDUM OF AGREEMENT FOR DEVELOPEMENT is made on this the 20th Day of JANUARY, 2021 (Two Thousand Twenty One) **BETWEEN (1) JHILMIL COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having PAN-AADCJ1562A and having its registered office at Mukul Shanti Garden, Flat No- - B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -

Bank

Rajerhat-Gopalpur, P.S-Airport, Kolkata-700136(2)PANCHMAHAL REALTORS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN-AAHCP3223C and having its registered office at Mukul Shanti Garden , Flat No- - B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -Rajerhat- Gopalpur, P.S-Airport, Kolkata-7000136 (3) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN-AAHCP3224F and having its registered office at Mukul Shanti Garden, Flat No- - B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -Rajerhat- Gopalpur, P.S-Airport, Kolkata-7000136. (4) SHANTIMAY CONSTRUCTION PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN-AATCS5173J and having its registered office at Mukul Shanti Garden , Flat No- - B, 5th Floor, Block-2, Jogerdanga, Rajarhat, P.O -Rajerhat- Gopalpur, P.S-Airport, Kolkata-7000136(5) JAGMATA BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN: AADCJ1111F and having its registered office at Village & Post: Sangrampur, P.S- Basirhat, Dist-24 Parganas (North), West-Bengal, PIN-743422and(6) TRICKY INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having PAN: AAECT6524B and having its registered office at Village & Post: Sangrampur, P.S- Basirhat, Dist-24 Parganas (North), West-Bengal, PIN-743422 represented above no. 1 to no. 6, all the six companies through one of its Directors **HASANUR SARDAR**, Son of AnarulSardar, by faith- Islam, by occupation- Business, having PAN: BVZPS7534Q, (Aadhar: 213924562523) by Nationality- Indian, residing at Vill- Daharkanda, P.O- Hakimpur, P.S- Swarupnagar, North 24, Parganas, West bengal-743273 hereinafter jointly called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed

to mean and include its directors, successors-in-office, executors, administrators, legal representatives and/ or assigns) of the **ONE PART**

A N D

BISWAS INFRACON LLP having PAN: AASFB5900A having its Office at Gobindapur, Raghunathpur, P.O-Kholapota, P.S-Basirhat, Dist- North 24, Parganas, West Bengal, PIN-743428, represented by its Designated Partner MR BARIK BISWAS, son of Md. Ishaque Biswas, by faith- Islam by occupation- Business, having PAN-AHYPB7479F, Aadhar: 657800160028 by Nationality- Indian, residing at 245, Katiahat Road, H.P.Petrol Pump, Post- Songrampur,, P.S-Bashirhat, Distt-24 Parganas (North), West-Bengal, PIN-743422 hereinafter Called and referred to as the **"DEVELOPER/ SECOND PARTY"** (Which term or expression shall unless found repugnant with or contrary to the present context be deemed to mean and include its partner, successor-in-office, heirs, executors, administrators, legal representatives and / or assigns) of the **OTHER PART** .

WHEREAS the party of the First Part are the joint owners of **ALL THAT** piece and parcel of a plot of land measuring about 2.642 Acres, be the same a little more or less lying and situated at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plots of land which is more fully and particularly mentioned in the First Schedule hereunder written by virtue of registered Deed of Conveyance Dated 05/12/2013 being Deed no. 16378 which was registered in the Office of the Additional Registrar of Assurances-II, Kolkata and

recorded in Book- I, CD Volume No. 50, Pages 5026 to 5051, Being Deed No. 16378 for the year 2013 and the First Parties are in peaceful khas possession thereon free from all encumbrances.

AND WHEREAS since purchase of the aforesaid premises, the said

(1) **JHILMIL COMPLEX PRIVATE LIMITED** (2) **PANCHMAHAL REALTORS PRIVATE LIMITED,** (3) **PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED,** (4) **SHANTIMAY CONSTRUCTION PRIVATE LIMITED** (5) **JAGMATA BUILDERS PRIVATE LIMITED** and (6) **TRICKY INFRASTRUCTURE PRIVATE LIMITED** became the joint owners and occupiers in respect of the ALL THAT piece and parcel of total area of land measuring about 2.642 Acres, be the same a little more or less lying and situated in different plots/Dag at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24- Parganas, which is more fully and particularly mentioned in the First Schedule hereunder written, and while had been in peaceful possession and enjoyment of the same and paid all relevant taxes and other outgoings to the respective concerned authority.

AND WHEREAS the said (1) **JHILMIL COMPLEX PRIVATE LIMITED** (2) **PANCHMAHAL REALTORS PRIVATE LIMITED,** (3) **PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED,** (4) **SHANTIMAY CONSTRUCTION PRIVATE LIMITED** (5) **JAGMATA BUILDERS PRIVATE LIMITED** and (6) **TRICKY INFRASTRUCTURE PRIVATE LIMITED,** the First Parties herein obtained sanctioned building plan vide Approval Order no. 117/NZP,

Dated- 27/03/2017 from North 24, Parganas Zilla Parishad to erect a G+4 storied building at the said Plots of Land at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas.

AND WHEREAS aforesaid (1) JHILMIL COMPLEX PRIVATE LIMITED (2) PANCHMAHAL REALTORS PRIVATE LIMITED, (3) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED, (4) SHANTIMAY CONSTRUCTION PRIVATE LIMITED (5) JAGMATA BUILDERS PRIVATE LIMITED and (6) TRICKY INFRASTRUCTURE PRIVATE LIMITED are being termed herein this Joint Venture Agreement and hereinafter referred to as the Owners.

AND WHEREAS the Owners have decided to develop their said property by raising several multistoried building in many phases over the said property as per sanctioned Building Plan from the North 24, Parganas Zilla Parishad.

AND WHEREAS the Owners have no such expertise for construction of any Building and for that they have decided to develop their said property through a competent Developers/s, who has/have enough credential in the arena of development.

AND WHEREAS while in search of a good Developers/s, the Owners came across with BISWAS INFRACON LLP, the Developer herein and after prolong discussion held between the Parties hereto, ultimately the Owners has agreed to develop their said property through the Developers

herein considering their credential with certain terms and conditions, which are precisely described hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows:-

ARTICLE - I

1. **OWNER**:- Shall mean (1) **JHILMIL COMPLEX PRIVATE LIMITED** (2) **PANCHMAHAL REALTORS PRIVATE LIMITED,** (3) **PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED,** (4) **SHANTIMAY CONSTRUCTION PRIVATE LIMITED** (5) **JAGMATA BUILDERS PRIVATE LIMITED** and (6) **TRICKY INFRASTRUCTURE PRIVATE LIMITED** are being termed herein and its successor or successors-in-interest and assigns.
2. **DEVELOPER**: Shall mean **BISWAS INFRACON LLP** are being termed herein and its successor or successors-in-interest and assigns.
3. **THE SAID PROPERTY**: Shall mean **ALL THAT** piece and parcel of a plot of land measuring about 2.642 Acres, be the same a little more or less lying and situated at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

4. **BUILDING**:-Shall mean multi storied building complex to be constructed upon the said land in accordance with the sanctioned building plan vide Approval Order no. 117/NZP, Dated- 27/03/2017 from North 24, Parganas Zilla Parishad with all its variation which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written.
5. **COMMON FACILITIES**:-Shall mean and include corridors, lobby, stairs, ways, drive ways, passages, way, lift, if any, common lavatories, if provided by the Developers, water pump and water and facilities, which will be provided by the Developers in the new proposed multistoried Building.
6. **SALEABLE SPACE**:-Shall mean the space in the new proposed Building available for independent use and occupation out of the Developer's allocation after making due provisions for common facilities and space required thereof and of course after providing the Owner's allocation.
7. **THE ARCHITECT**:-Shall mean such person/s with requisite qualification, who will be appointed by the Developers for designing and planning of the new Building.
8. **BUILPING PLAN**:-Shall mean such Plan, which is to be prepared by the Architect for the construction of the new Building for sanction by the Kolkata Municipal Corporation and/or any other competent authority as the case may be.
9. **COMMON EXPENSES**:-Shall mean and include the cost of operating, up-keeping and maintaining as and when required the common services and facilities of the building and shall include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto.

- 10. UNDIVIDED SHARE**:- Shall mean that the undivided variable and impartible proportionate share in the land attributable and allocable to the said unit to be determined in relation to the area of the respective unit.
- 11. TRANSFER**:- With their grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.
- 12. TRANSFeree** :- Shall mean a person/s, to whom any space, unit/s/flat/s in the new proposed Building will be transferred.
- 13. TIME**:- Shall mean the construction, which is to be completed positively and to be made ready for handing over possession within 36 (Thirty six) months from the date of Commencement of Construction.
- 14. WORDS** :- Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.
- 15. COMMENCEMENT**:- This Agreement shall be deemed to have commenced with effect on and from the date of execution of this Agreement.
- 16. DEVELOPMENT AGREEMENT**:- Shall mean this instant agreement between the Owners and the Developers in respect of **FIRST SCHEDULE** property and construction of building thereon with terms and conditions embodied hereto.

17. UNITS: - Shall mean any flats, garages, shop rooms and other spaces within the building on or at the said premises, each of them being part thereof, in fact.

ARTICLE - II

01. OWNERS ALLOCATION: - The Owners together as agreed shall be entitled to get 30% (Thirty percent) of the total constructed area within the multi-storied proposed building in the proposed project;

- (a) **TOGETHER WITH** common right over the passage, stair case, landing, roof, underground reservoir, overhead tank, main entrance, drain line, pump motor and pump room of the said building in common with other Purchaser and/or Purchasers, **TOGETHER WITH** obligation to pay for expenses for maintenance, and repairing the main structure of the said building, **AND FURTHER** subject to the restrictions being agreed to be conceded unto the Owners in lieu of lands agreed to be used for construction of the building and/or transfer of the portion under allocation of the Developers the same together with being the consideration thereof as such.
- (b) The Developer have paid **Rs. 12,00,000/-** (Rupees TwelveLacs) only to the owners as an interest free security deposit on the date of execution of instant indenture and shall be refunded back on the handing over of possession of the owners allocated share.

(2)DEVELOPERS ALLOCATION:- Shall mean and include the remaining 70% (Seventy percent) of the total constructed area within the proposed multi-storied building as agreed to be constructed upon together with undivided proportionate share in the said land whereon the said building shall be constructed with right to use the common portion thereof and/or facilities within the said building and/or the said land excluding the owner's share and/or allocation therein as mentioned above.

That the owners will get owner's allocation in the said proposed multi-storied building mentioned above and subject to it and save and except the same the owners do hereby grant exclusive right to the developers to construct a multi-storied building on the said plot of lands(more fully and particularly describe in the FIRST SCHEDULE hereunder written) and also authorized developers herein to sell its allocated portion to the intending purchaser or purchasers to be selected by the Developers herein only on ownership basis.

ARTICLE -III : BUILDING

1. The Developers shall, at its own cost and expenses, at the said premises, construct, the said multi-storied building according to the sanction of the building plan by the Kolkata Municipal Corporation, and in compliance with all Municipal Rules, Regulations and provisions. The building so to be constructed shall be of good standard quality building materials and

workmanship. Nosub-standard materials shall be used, and all such specifications, materials, fixtures and fittings shall be approved of and/or certified by qualified Architect or Architect.

2. Subject to approval of the Developers, the approval of the quality of the materials by qualified Architect as shall be engaged by the Developers shall be final and binding between the parties hereto, the materials in no case being of inferior/low quality so that the proposed building suffered from any damage.
3. The Developers shall install and erect in the said multi-storied building at its own cost and expenses, soil test pumps for safely and discretion of wall storage tank, overhead reservoirs and until permanent electric connection is obtained temporary electric connection as writ as transformer (if needed) at its cost which shall be provided together with other facilities as are required to be provided in the building having self-contained flats, shops. Garage spaces and other spaces constructed for sale of flats, shops, garages and other spaces.
4. The Developers shall be authorized by the Owners to obtain for and obtain in the name of the Owners so far shall be necessarily for obtaining quota entitlements, of, or, for cement, steel, bricks and other building materials for construction of the building, and shall similarly

apply for and obtain temporary and permanent connections of water, electricity power, drainage sewerage etc. to the said building and other facilities required for construction or enjoyment of the building for which purpose the Owner's shall execute in favour of the Developers a registered Development Power of Attorney or other authorities as shall be required by the Developers.

5. The Developers shall at its own cost and expenses and without creating any financial or other liability upon the Owners shall construct building as per sanction plan.
 - (i) The Developers shall have liberty to take loan from the Bank by executing proper documents as per law. However, the Developers shall not mortgage the land of the Owners nor shall create any charge on land of the Owners while taking loan in any manner whatsoever. No consent shall be required from the Owners on the part of the Developers to transfer and assign the benefit of the Developer's allocation to the intending purchaser or purchasers and Developers can execute Deed of Conveyance in favour of the any intending purchaser or purchasers.
 - (ii) The Developers hereby declare that the proposed building shall be completed, and the Owner's allocation as agreed shall be handed over to the Owners within 36 (thirty six) months from the date

of commencement of work and the Owners shall handover the physical possession of the premises unto the Developers for the purpose of construction as agreed. If the construction is not completed 36 (thirty six) months then an extension of 6 (six) months would be given to the Developers for construction. If its fails to complete it within the extended period of time the Developers has to pay to the Owners a sum of Rs. 30,000/- (Rupees thirty thousand) only every month for the delayed period.

ARTICLE -IV OWNER'S OBLIGATIONS

1. The Owners shall pay all outstanding dues payable in respect of the said land till the commencement of construction and getting of vacant possession by the Developers which ever is later.
2. The Owners has agreed to hand-over vacant peaceful khaspossession of the land which is within the occupation of the Owners (which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written) to the Developers immediately with the date of signing of this Agreement.
3. Subject to preceding clauses, the Owners hereby grant exclusive license and permission to the Developers to construct, erect and complete the

- proposed building on the said land in accordance with the sanctioned building plan.
4. The Developers shall comply with all changes to be made in the building plan as shall be required by the South 24 Parganas Zila Parishad and other statutory authority, being Government or other authorities as aforesaid, and shall comply with any sanction, permission, clearance as aforesaid subject to Owner' approval.
 5. The Developers shall be entitled to erect and/or construct the proposed building and with the right to transfer or otherwise deal with or dispose of the Developers Allocation and the Owner' shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid.
 6. The Owners shall execute a registered Power of Attorney authorizing the Developers herein to appoint Architect, Labour and to obtain electricity, Water, Sewerage, Drain from the Kolkata Municipal Corporation and C.E.S.C. and right to sign any agreement for sale, Deed of Conveyance or conveyances and/or transfer of the Developers allocation within the building complex or any part thereof only to intending purchaser or purchasers who is nominated by the Developers herein and also to appoint Advocates in any court of law and the Owners shall further execute a Notarial Power of Attorney authorizing

to the Developers herein to make agreement for sale, sell, transfer and convey the flat or flats and other portions of the proposed building including proportionate share of the said lands, only unto and in favour of the intending purchaser or purchasers out of the Developers allocation.

7. The Owners hereby agrees and covenants with the Developers not to cause any interference or hindrance in the construction work of the said building on the said plot of land.
8. That the Owners undertakes that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any third party in respect of the said lands or any part thereof save and except owner's allocation as per this agreement.
9. The land Owners shall neither be entitled to claim any amount of sale proceeds of the Developer's allocated portion mentioned above nor shall be entitled to claim any aforesaid amount of sale proceeds from intending purchaser or purchasers of Developer's allotted portion as received by the Developers herein as constituted Attorney of the Owners herein, and the Owners shall not be entitled to claim any portion thereof except the Owner's allocation mentioned herein.
10. The Developers shall be entitled to fix sign board on the said property, for advertisement, and insertions in newspapers and other advertising media. Both the

parties herein stated to jointly choose a name of the new multistoried building.

11. It is agreed that the Developers shall be entitled to enter into any Agreement for sale in respect of Developer's allocation to different prospective buyers and simultaneously sell out those portions, flats, shops, garages and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by Developers in which the land Owners shall not interfere in any manner whatsoever, purposes of execution of the deed of conveyance or conveyance's in respect of the different portion in favour of different buyers.
12. That the Owners further undertake not to file any suit intentionally against each other or the Developers which will obstruct the Developers from carrying out the job of construction, if any suit be filed by Owners intentionally as against the Developers and for that reason the construction work is delayed and/or stopped, in that event Developers entitled to claim the cost of construction, damage, interest and compensation carried out by the Developers upto the date of stop work, which will be assessed by the Developers. However if the Developers stops construction work and/or development work for its own reasons, in that event, the Owners shall be entitled to claim cost and

damages charges for delay in constructions which will be assessed by the Owners.

13. That if there is no fault/violation of any clause of this agreement, the Owners shall not be entitled to repudiate, rescind, and/or cancel this development agreement and the power of attorney as shall be executed by the Owners simultaneously with the execution hereof during the period of completion of the development project or act as against terms hereof during the period of construction and/or completion of the building as envisaged hereunder and/or that, of disposed of the portion under the allocation of the Developers together with as the Owners as agreed by way of transfers or in their words completion of such development projects as a whole.

14. Owners undertakes that they shall join to execute agreement for sale, and the same will register proper Deed of conveyance and/or Conveyances in favour of the intending purchaser or purchasers who is nominated by the Developers of such transfer sale of flats, shops, garage and others spaces in respect of the Developer's allocation and the Developers shall also sign jointly as necessary parties to the said Deed or Deeds (If necessary).

15. Owners shall pay any dues including dues if at all payable of CESC/WBSEB and BLRO and South 24 Parganas Zila Parishad relating to the plot of land till the date of signing of this Agreement.

16. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

ARTICLE V - DEVELOPERS'S RIGHT

1. The Developers will hold and possess the said plot of land as exclusive license and shall have authority to construct the building on the said plot of land as per building plan sanctioned by the Kolkata Municipal Corporation.
2. All application, Plans and other papers and documents as may be required by the Developers for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developers on behalf of the Owners at its own costs and expenses and the Developers shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developers shall be exclusively entitled to all refunds if any or all payments and/or deposit made by the Developers.
3. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developers at its own cost and expenses on behalf of the Owners and the Developers will pay and bear all fees including Architect's fees required to be paid or deposited, for such amendment and/or modification of the building plan but the Owners

will not be prejudiced for the same of the said amendment or modification.

4. The Developers shall be entitled to enter into agreement with the intending purchaser or purchasers for selling its allotted portion mentioned above; and shall settle terms with the prospective buyers of the flats/ units etc., and the Owners may join and /or sign and execute the said Agreement for sale of flats as necessary parties without, making any objection to enable the Developers to sell its allotted portion with the proportionate share in the land to the said intending buyers subject to requirements by the Developers only Developer's allocation.
5. The Developers shall also be entitled to accept money by way of consideration price of the said flats/units, from the prospective buyers in respect of Developers allocated portion and /or share in the said proposed building with Flats and Garage spaces as referred to as saleable area and can issue receipt in its names or its firmacknowledging such receipts interns of this agreement without making liable or accountable the Owners for the same at any point of time.
6. Developers can appoint and assign its work relating to construction as per its choice. However the Developers shall not transfer the Development Agreement without written consent of the Owners.

ARTICLE VI: MISCELLANEOUS

1. It is understood that, from time to time to facilitate the construction of the building by the Developers, various deeds, matters and things not herein specified may be required to be done by the Developers and for which the Developers may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertakes to do all such acts, deeds, matters and things and the Owner's, if necessary, shall execute necessary papers as may be required by the Developers for the purpose and the Owner' also undertake to sign and execute all such acts, deeds, matters, and things, if the same do not in any way infringes and/or affect the rights and interest of the Owners in respect of the said plot and/or the Owner's allocation and/or go against the spirit of this Agreement.
2. Any notice required to be given by the Developers shall be deemed to have been served upon the Owner's, if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the Developers, if delivered by hand and duly acknowledged or sent by

prepaid registered post with acknowledgment due to the Developers.

3. The Developers and the Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereon for the intending purchaser or purchasers of the said proposed building complex to be constructed including all its outgoing like common maintenance municipal taxes, Caretaker/sweeper salaries, common electricity bill of common passage, main entrance, pump, repair sanitary, plumbing, white wash and others required therefore.
4. Any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction meaning and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be referred to arbitration and the decision of the sole Arbitrator, if the parties in dispute so agree otherwise two or more arbitrators, according to the parties of this Agreement, one to be nominated by each party for its representatives and in case of difference of opinion between them, the umpire selected by them at the commencement of the reference and this Clause shall be deemed to be a submission within the meaning of the new Arbitration and

Conciliation Act, 1996 including its statutory modification and re-enactment.

5. If and in case the Owners fails to make refund unto the Developers the same shall be realized making adjustment thereof to the allocation of the Owners, by taking in to account the prevailing market rate/price accordingly as per portion thereof square feet wise from their allocation from top floor.

ARTICLE VII : CONSIDERATION

The Developers have paid Rs. 12,00,000/- (Rupees TwelveLacs) only on the date of execution of instant indenture, interest free security deposit shall be refunded back on the handing over of possession of the owners allocated share.

ARTICLE -VIII: OWNER'S INDEMNITY:-

01. The Owners hereby undertakes that the Developers shall be entitled to the said construction and shall enjoy its allocation without any interference or disturbance, provided, the Developers performs observe and fulfill all the terms and conditions herein contained and/or on its part to be observed performed and/or fulfilled.
02. The Owners also further declares that they never executed any instruments or their predecessor-in-interest never executed any instrument in respect of the Developer's allocation under

this agreement and if so the said instruments have no force at all and no body including the inheritance cannot in any way take advantage of the said instruments.

ARTICLE -IX: DEVELOPER'S INDEMNITY:-

01.The Developers hereby undertakes to keep the Owners indemnified from against all third party's claim and actions arising out of any part of the act or commission of the Developers in or relating to the construction of the said building.

02.The Developers hereby undertake to indemnify and keep the Owners indemnified from and against all actions, suits, costs,proceeding and claims and demands that may arise out of the Owners and/or Developer's allocation with regard to the Development of the building and/or in the matter or construction of the building and/or for any defect therein.

ARTICLE -X: FORCE MAJEURE:-

01.The parties hereto shall not be 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 obligation during the durations of the force majeure.

02. Force majeure shall mean earthquake, riot, war, rain storm tempest civil commotion which is beyond the control of any of the parties.

ARTICLE XI : TITLE DEED:-

The original papers of the said land, morefully and particularly described in the **FIRST SCHEDULE** hereunder written, during the continuation of this agreement shall be kept with the landlords/Owners and all interested persons shall be entitled to have inspection and make extract therefrom.

ARTICLE XII : JOINT OBLIGATION:-

1. The Developers shall develop and construct multistoried Buildings upon the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owners will lend their name and signature in all paper, Plans, documents and deeds those may come on the way of the Developers for successful implementation of the project since the project will be developed in the Owner's name and upon the Owner's property.
3. The Owners will forward to the Developers, the photocopy of the Title Deed/s and other relevant papers of the land on execution of the Agreement for Developer's record and reference.
4. If the Developers deliberately fails and neglects to delay in completing the entire project and/or to hand over the Owner's allocation within the

stipulated period then penalty will be impose upon it.

-::ARTICLE XIII : COMMON RESTRICTION ::-

1. The Owner's allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the proposed new Building intended for common benefits of all occupiers of the new Building which shall include the followings.
2. The Owners shall not use or permit to be used of the Owner's allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners, occupiers of the new Building. The Developers and its nominee/ s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the co-owners of the new Building.
3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owners.

4. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

:THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of a plot of land measuring about 2.642 Acres, be the same a little more or less lying and situated at Mouza-Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.O- Noapara, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas and which are as follows:

Sl No.	Khatian No.	Dag No.	Nature of land	Total Area (Acre)	Area (Acre)
1	801/1, 809/1 and 621/1, 1517, 1518	1283	Shali	1.95	1.16
2	358/1	1285	Shali	0.26	0.2568
3	1567, 1205, 633, 592, 309, 3, 105, 209	1292	Shali	0.63	0.63
4	1738	1291	Shali	0.56	0.40
5	358/1	1285	Shali	0.20	0.1952
				Total	2.6420

The aforesaid plots are situated adjacent to each other and are also in one block.

TOGETHER WITH all easement rights appertaining thereto and the same is butted and bounded as follows:-

✓ H... ..

✓ B... ..

ON THE NORTH:- By Part of Dag no. 1283 and 1284.

ON THE SOUTH :- By Dag no. 1290, 1287, 1288.

ON THE EAST : By NH 34 Road.

ON THE WEST : By Part of Dag no. 1295, 1294, 1293,
1627.

**:THE SECOND SCHEDULE ABOVE REFERRED TO:
(SPECIFICATION)**

1. **FOUNDATION**: will be with RCC columns of multi stored building as per instructions of the Architect and sanctioned plan.
2. **PLINTH**:the height of the plinth will be as per plan from the nearest existing bituminous road level as per sanctioned plan.
3. **SUPERSTRUCTURE**:this will be RCC columns connected with RCC beam to each other frame structures, including as per plan thick RCC roof slab.
4. **FLATS**:the building of the flats will be consisted of flat as per choice of the Owner/ Developers. External brick work will be 8 inch thick with 1st class quality brick and all internal brick work will be 5 inch and 3 inch. The balcony railing will be 3 ft 3 inch height including 2 rail. All 3 inch brick work will be reinforce with wire net.
5. **PLASTER**: the outside of the building plaster 3/4 inch thick and inside plaster will be 3/ 4th thick.

6. **WALL PAINTING**: outer wall of the building will be painted by snowcem compound and inside of the building will be plastered parish finish.
7. **FLOORING**: all floors inside the hall will be of floor tiles or marble and skirting 4 inch height. Toilets will be have 6 ft. height with white glazed tiles.
8. **DOORS**: main door water proof flush door finish with sal wood frame, oxidised hinged aluminum tower bolt 9 inch telescope peep hold and one Godrej lock on the main entrance. Other doors have commercial flush door with handle. PVC door in toilet with PVC frame. Tower bolt and other necessary fittings.
9. **WINDOWS**: all windows made by Aluminum glass panel fitted with design grill.
10. **TOILET**: 1 pan, 1 shower, 2 taps. All inside pipe lines shall be 01 pipe and outside pipe line shall be P.V.C. and inside flat all pipe lines shall be concealed.
11. **KITCHEN**: one cooking platform with black stone, the dodo above kitchen platform will have 3 ft height with glazed tiles and one steel sink with tap and one tap below sink and one point for water filter are to be provided.
12. **STAIRCASE**:(a) All steps landing skirting margin and shall be Marble.
(b) Stair front opening wall will be covered by steel frame,
(c) Stair railing will be of steel grill square bar.

(d) In the main entrance at the ground floor one collapsible Grillgate also will be provided.

13. ELECTRICAL WORKS:

- (a) The staircase light, security light, roof pump connection will be the separate meter and separate control switch.
- (b) In rooms provided 3 light points, 1 fan point and 5 amp plugpoint.
- (c) (c) 3 light points, 1 fan point and 1 power plug in the drawing and dining room.
- (d) 1 light point in bath room, crizer line.
- (e) 1 light point, 1 extra fan point and 1 power plug in the kitchen room,
- (f) 1 light point in balcony if necessary.
- (g) 1 calling bell point in flat entrance one A/C point every flat.

14. WATER SUPPLY: one overhead reservoir and pump motor with PVC delivery will be of 1st mark and a underground reservoir connection with the Municipal water for the same purpose.

15. SANITARY AND DRAINAGE WORK:
All materials and accessories shall be of highest quality with 1st. mark all supreme PVC pipe line be connected with the septic tank by underground SW pipe line .

16. BOUNDARY WALL: the boundary wall will be brick 5 inch thick to 6 ft. height with pillar 10m inch at 10 ft. apart with plaster with both side.

17. Top roof finished with grey mosaic .

THE THIRD SCHEDULE ABOVE REFERRED TO:
**(DESCRIPTION OF THE OWNER'S ALLOCATED
PROPERTY)**

ALL THAT piece and parcel of **30% (Thirty percent)** of the total F.A.R. constructed area within the proposed multistoried building, as agreed to be constructed upon Schedule- A property, lying and situated in the following Dag no. at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, with undivided proportionate share of land forming out of the Schedule- 'A' property, (excluding the Developer's Allocation), together with all right, title, interest and right of easement thereto, common amenities and facilities attached thereto, **TOGETHER WITH** the common facilities and amenities attached thereto.

THE FOURTH SCHEDULE ABOVE REFERRED TO
**(DESCRIPTION OF THE DEVELOPER'S ALLOCATED
PROPERTY)**

ALL THAT piece and parcel of **70% (Seventy percent)** of the total F.A.R. constructed area within the proposed multistoried building, as agreed to be constructed upon Schedule- A property, lying and situated in several Dag no. at Mouza- Maynagadi, JL no. 6, R.S. No. 196, Touzi no. 146, under Additional District Sub-Registrar office at Kadambagachi, P.S- Barasat, under the limits of Khilkapur Gram Panchayat in the District and Collectorate North 24-Parganas, with undivided proportionate share of land forming out of the Schedule- 'A' property, (excluding the Owners'

Allocation), together with all right, title, interest and right of easement thereto, common amenities and facilities attached thereto, TOGETHER WITH the common facilities and amenities attached thereto.

IN WITNESS WHEREOF these present have been executed by and between the parties hereto and the parties have hereunto set and subscribed their respective hands and seals on the day month and year first mentioned above.

SIGNED SEALED AND DELIVERED

By the within named parties at
Kolkata in the presence of:

WITNESSES:

1. *M. K. Das*
(*William & Norman Khan*)
94, Tossa Road
Kolkata - 700029

2. *S. H. Choudhury*
Dahastenda, Hakimpara
H. S. Das

*Drafted by me as per
declaration document
by the parties.*

K. C. Karmaker
Advocate
High Court, Calcutta
WB/867/183

PANCHPUSHAP CONSTRUCTION
PRIVATE LIMITED
Haromir

DIRECTOR

TRICKY INFRASTRUCTURE
PRIVATE LIMITED
Haromir

DIRECTOR

SHANTIMAY CONSTRUCTION
PRIVATE LIMITED
Haromir

JAGMATA BUILDERS
PRIVATE LIMITED
Haromir

DIRECTOR

PANCHMAHAL REALTORS
PRIVATE LIMITED
Haromir

JHILMIL COMPLEX
PRIVATE LIMITED
Haromir

DIRECTOR

(Signature of the owners/First Parties)

BISWAS INFRACON LLP
Baljit Biswas

Designated Partner

(Signature of the Developer/Second Party)

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Second party the within-mentioned sum of Rs.12,00000/- (Rupees Twelve Lacks) only paid by the Developer to the Owners in the manner as follows :

01.By Account Payee Cheque no. 000472

Dated 15-01-2021 Drawn on ICICI Bank,
Eco Park Branch, Kolkata for Rs.2,00000/-

Rs.2,00000.00

02.By Account Payee Cheque no. 000473

Dated 15-01-2021 Drawn on ICICI Bank,
Eco Park Branch, Kolkata for Rs.2,00000/-

Rs.2,00000.00

03.By Account Payee Cheque no. 000474

Dated 15-01-2021 Drawn on ICICI Bank,
Eco Park Branch, Kolkata for Rs.2,00000/-

Rs.2,00000.00

04.By Account Payee Cheque no. 000475

Dated 15-01-2021 Drawn on ICICI Bank,
Eco Park Branch, Kolkata for Rs.2,00000/-

Rs.2,00000.00

05. By Account Payee Cheque no. 000476
Dated 15-01-2021 Drawn on ICICI Bank,
Eco Park Branch, Kolkata for Rs.2,00000/-

Rs.2,00000.00

06. By Account Payee Cheque no. 000475
Dated 15-01-2021 Drawn on ICICI Bank,
Eco Park Branch, Kolkata for Rs.2,00000/-

Rs.2,00000.00

TOTAL:

Rs.12,00000.00

(Rupees Twelve Lacks) only.

WITNESS :

1. *Moyar*
(Mr. Muhammad Masir Kamin)
9 H. TOPSIA ROAD
KOLKATA - 700039

2. *D.H. Choudhury*
Dakshinanda, Hariimpur
M-54. Pgs.

PANCHPUSHAP CONSTRUCTION
PRIVATE LIMITED
Hasanur Siddiqi
DIRECTOR

TRICKY INFRASTRUCTURE
PRIVATE LIMITED
Hasanur Siddiqi
DIRECTOR

SHANTIMAY CONSTRUCTION
PRIVATE LIMITED
Hasanur Siddiqi
DIRECTOR

JAGMATA BUILDERS
PRIVATE LIMITED
Hasanur Siddiqi
DIRECTOR

PANCHMAHAL REALTORS
PRIVATE LIMITED
Hasanur Siddiqi
DIRECTOR

JHILML COMPLEX
PRIVATE LIMITED
Hasanur Siddiqi
DIRECTOR

(OWNERS / FIRST PARTIES)



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

GRN: 19-202021-020852497-1

GRN Date: 19/01/2021 17:24:27

BRN: 57856266

Payment Mode: Online Payment

Bank: ICICI Bank

BRN Date: 19/01/2021 18:53:37

DEPOSITOR'S DETAILS

Id No.: 200019108/6/2021
 (Query No./Query Year)

Name: BISWAS INFRACON LLP

Contact No.: Mobile No.: +91 9477489852

E-mail:

Address: kolkata700156

Applicant Name: Mr SUJIT ROY

Office Name:

Office Address:

Status of Depositor: Attorney of Exequitant

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
 Payment No 6

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	200019108/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	200019108/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	12021

Total

87042

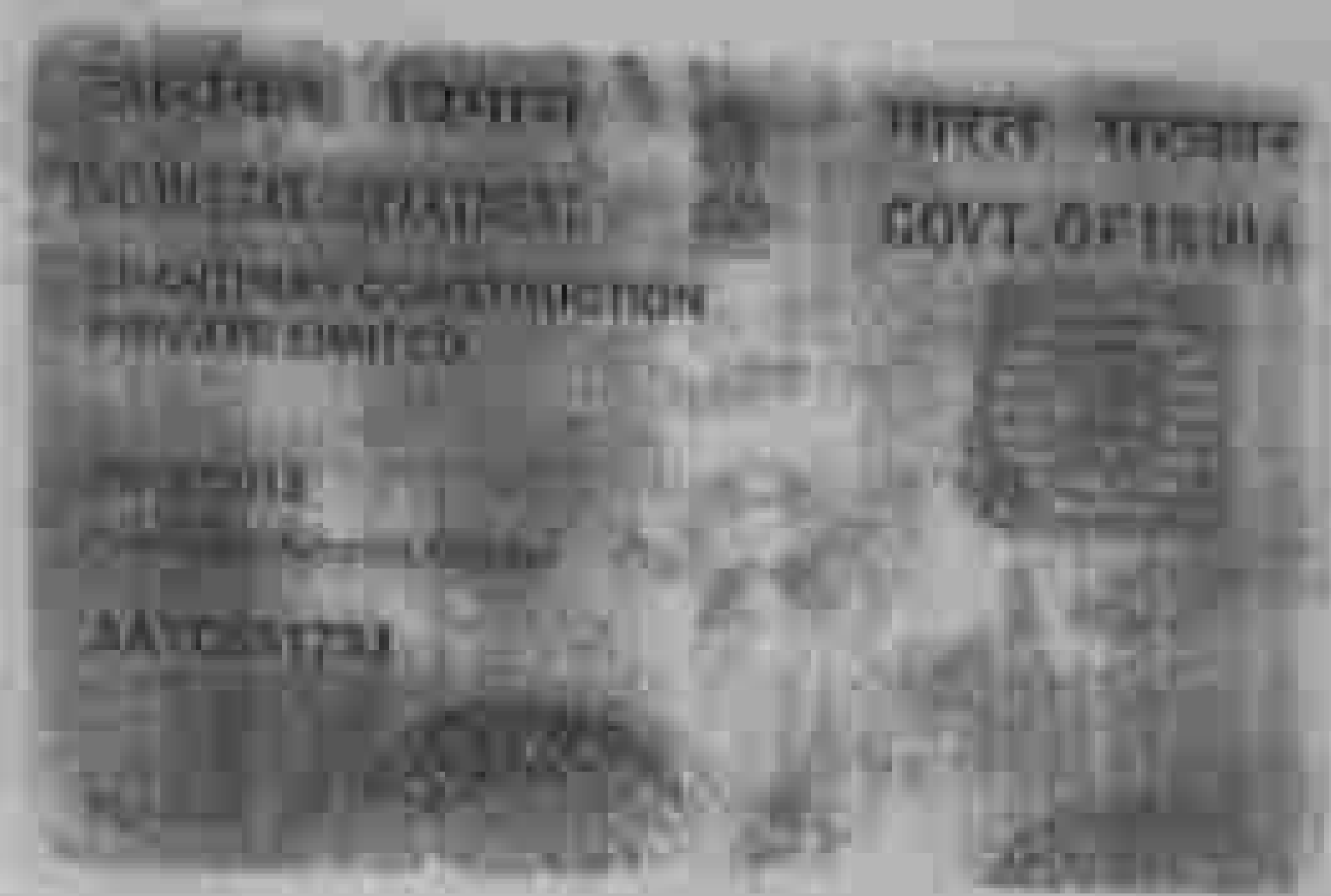
In Words: Rupees Eighty Seven Thousand, Forty Two only

[Handwritten Signature]



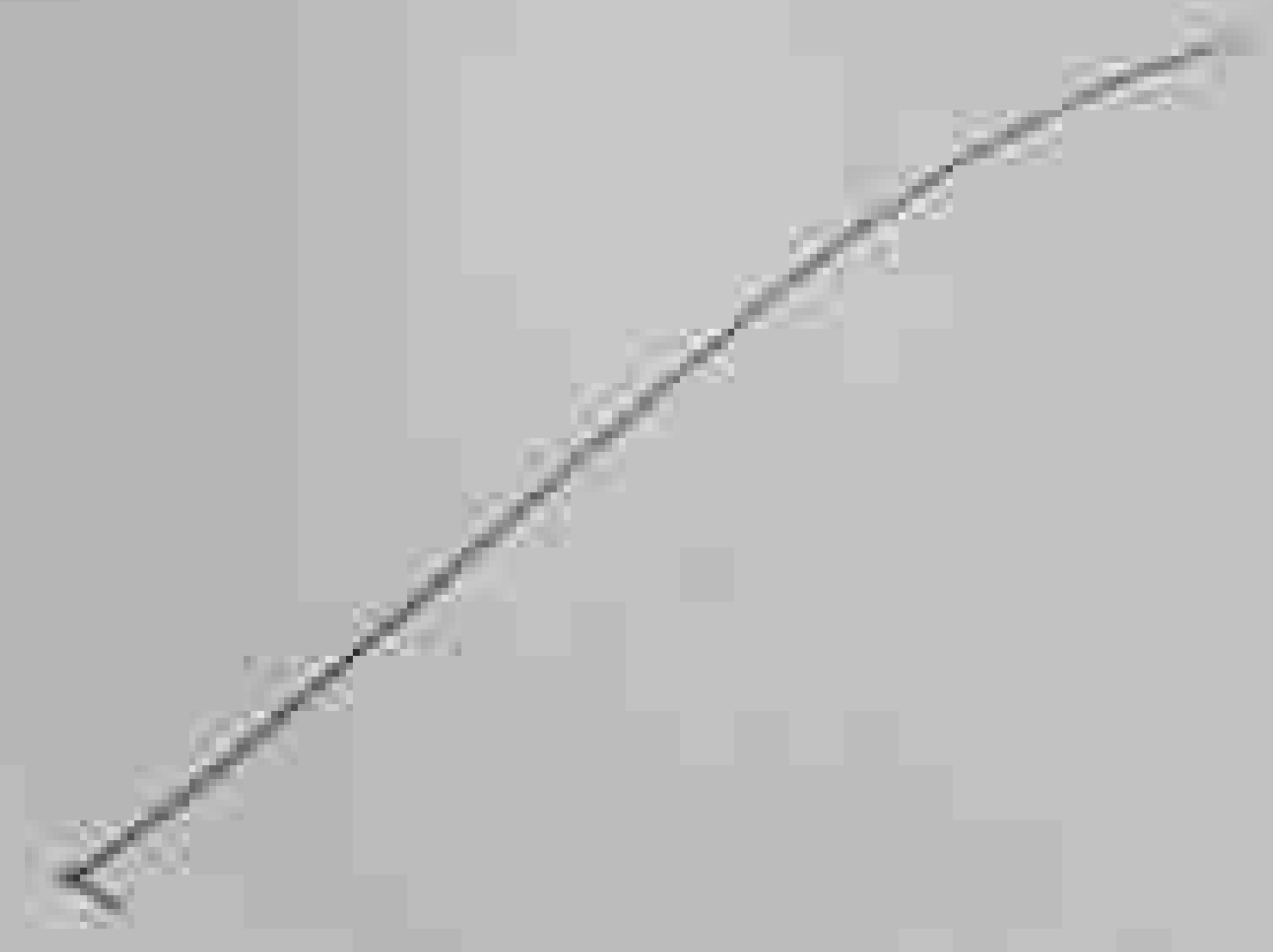






उद्योग विभाग
INDUSTRIAL DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JAGMATA BUILDERS PRIVATE LIMITED
11007013
SPECIAL ACCOUNT
AASL1111E

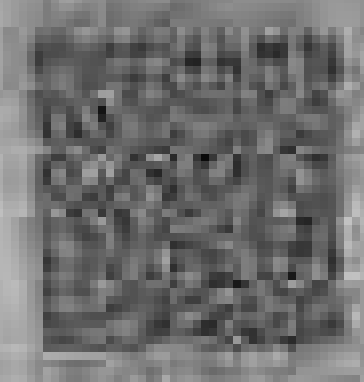






आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AASFBS000A



भारतीय रिजर्व बैंक
RESERVE BANK OF INDIA

05/01/2017





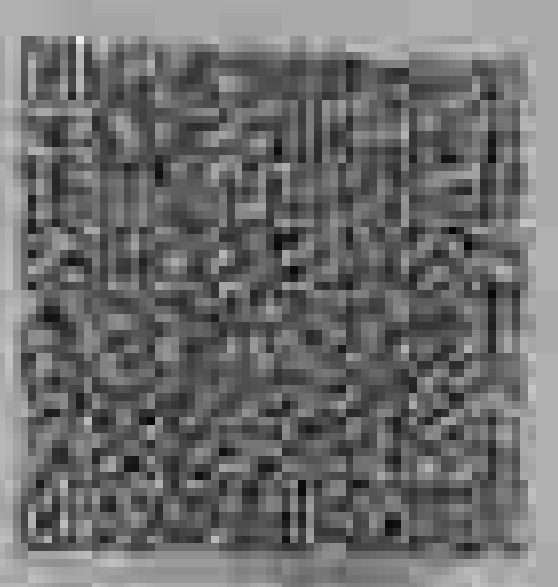
Barite Bajrang



~~স্বাক্ষরিত~~
~~স্বাক্ষরিত~~



শ্রী শ্রী
শ্রী শ্রী
স্বাক্ষরিত ০০১ ২০১১/১৯৬৪
২০১ ১৯৬৪



6578 0016 0028

স্বাক্ষরিত - সাময়িক সাময়িক স্বাক্ষরিত



~~স্বাক্ষরিত~~ স্বাক্ষরিত
~~স্বাক্ষরিত~~ স্বাক্ষরিত

Address :

S/O Md Ina'que Birwas, N0245, KATIAHAT
ROAD, H.P. PETROL PUMP, BANGRAMPUR,
Bangrapur, North 24 Parganas, West Bengal
-743422



১৯৬৪ ০০১ ২০১১/১৯৬৪
২০১ ১৯৬৪

শ্রী শ্রী


भारत सरकार
GOVERNMENT OF INDIA


মহান আলম কারিম
Mohammad Manzar Karim
 HIR - অফিস সচিব
Father: AZZUR RAHMAN

৯৯৯৯/০০৪ ৯৯৯৯৯
৯৯৯/৯৯৯৯

৯৯৯৯ ৯০০৩ ৯৯৩৭

আধার - সাধারণ মানুষের আধিকার

Manzar




भारत सरकार
GOVERNMENT OF INDIA

Address: Sector 24
Great Eastern Tower
ROAD, Village: Gurgaon,
Phase: Block 24
Gurgaon, Haryana, India
Pin Code: 122002

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Hasamuddin Sodan





	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name: HASANUR SARDAR

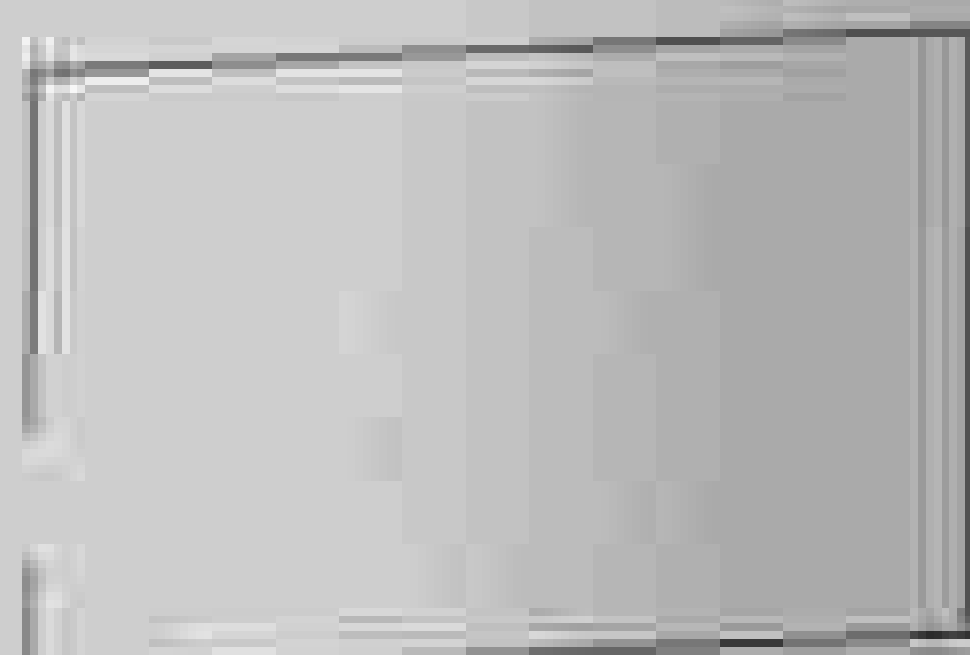
Signature Hasanur Sardar



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name: BARIK BISWAS

Signature Barik Biswas



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:

Signature



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:

Signature

Major Information of the Deed

Deed No :	I-1901-00456/2021	Date of Registration	20/01/2021
Query No / Year	1901-2000119108/2021	Office where deed is registered	
Query Date	18/01/2021 4:56:31 PM	1901-2000119108/2021	
Applicant Name, Address & Other Details	SUJIT ROY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL. PIN - 700001. Mobile No. : 9875340936. Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]	
Set Forth value		Market Value	
		Rs. 7,11,74,400/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:46(g))		Rs. 12,105/- (Article:E, E, B)	
Remarks			

Land Details :

District: North 24-Parganas, P.S.- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, JI No: 6, Pin Code : 742425

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1283	RS-801	Bastu	Shali	1.16 Acre		2,78,40,000/-	Property is on Road Adjacent to Metal Road.

District: North 24-Parganas, P.S.- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, JI No: 6, Pin Code : 743264

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1285	RS-358	Bastu	Shali	0.2568 Acre		92,44,800/-	Property is on Road Adjacent to Metal Road.

District: North 24-Parganas, P.S.- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, JI No: 6, Pin Code : 743235

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-1292	RS-1587	Bastu	Shali	0.83 Acre		1,51,20,000/-	Property is on Road Adjacent to Metal Road.

District: North 24-Parganas, P.S.- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Maynagadi, JI No: 6, Pin Code : 742325

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-1291	RS-1738	Bastu	Shali	0.4 Acre		56,00,000/-	Property is on Road Adjacent to Metal Road.

RS-1285	RS-358	Bastu	Shall	0.1952 Acre		93,69,600/-	Property is on Road Adjacent to Metal Road.
TOTAL :							
Grand Total :				59.52Dec	0 /-	189,69,600 /-	
				264.2Dec	0 /-	711,74,400 /-	


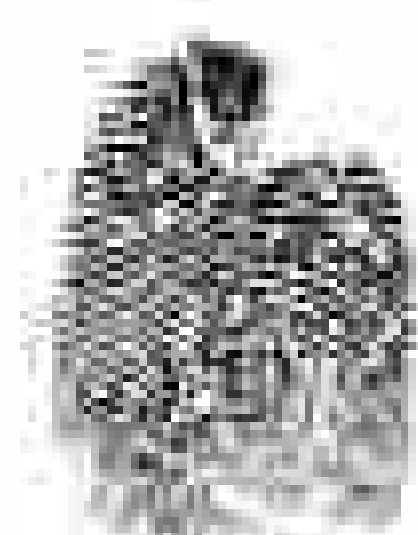


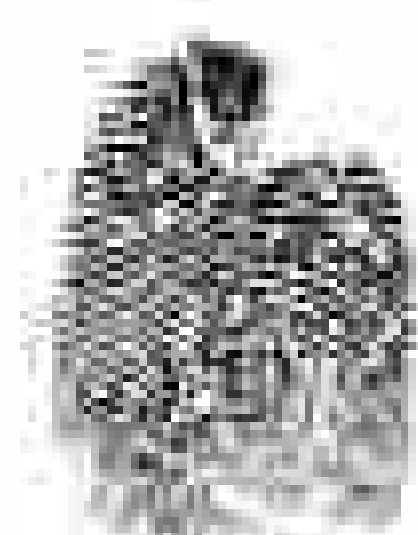


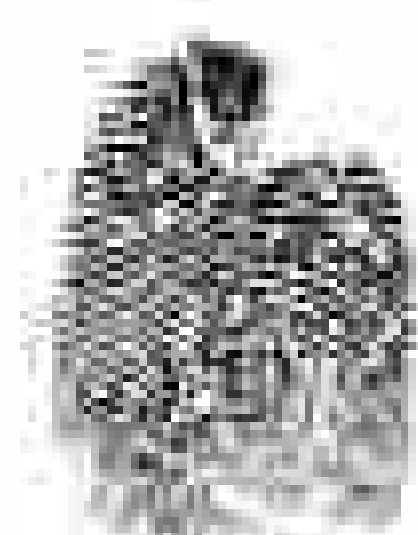


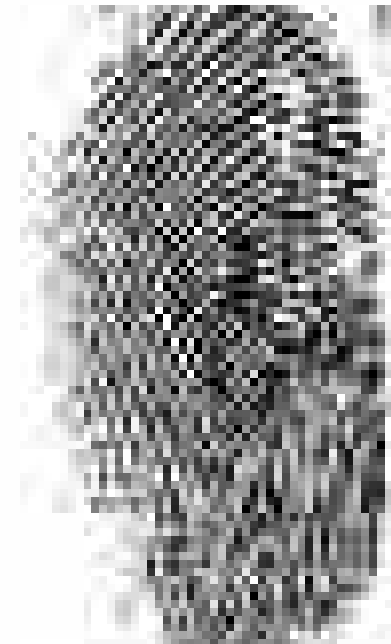


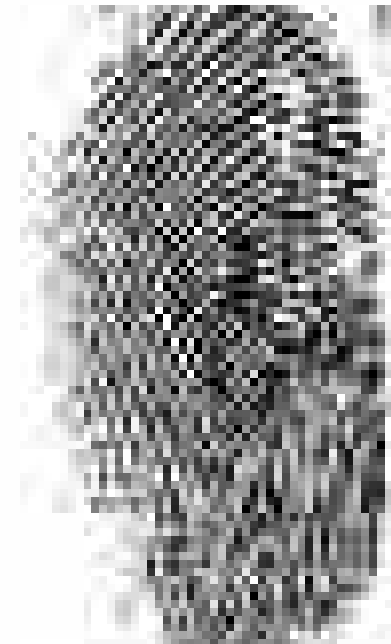


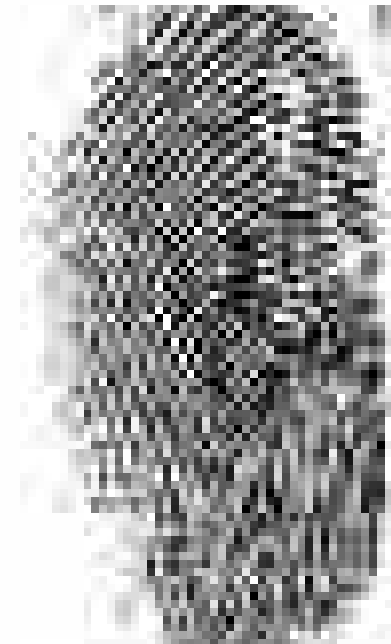

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JHILMIL COMPLEX PRIVATE LIMITED MUKUL SHANTI GARDEN FLAT NO. B,BLOCK -2 JAGERDANGA, P.O.- RAJARHAT, P.S.- Airport, District- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No. : AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	PANCHMAHAL REALTORS PRIVATE LIMITED MUKUL SHANTI GARDEN FLAT NO B BLOCK-2 JOGERDANGA, P.O - RAJARHAT, P.S.- Airport, District- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No. : AAxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED MUKUL SHANTI GARDEN, FLAT NO B BLOCK-2 JOGERDANGA, P.O.- RAJARHAT, P.S.- Airport, District- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No. : AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED MUKUL SHANTI GARDEN,FLAT NO.2BLOCK-2, JOGERDANGA R, P.O.- RAJARHAT, P.S.- Airport, District- North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No. : AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	JAGMATA BUILDERS PRIVATE LIMITED SANGRAMPUR, P.O.- SANGRAMPUR, P.S.- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 743422 , PAN No. : AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED SANGRAMPUR, P.O.- SANGRAMPUR, P.S.- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 743422 , PAN No. : AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative


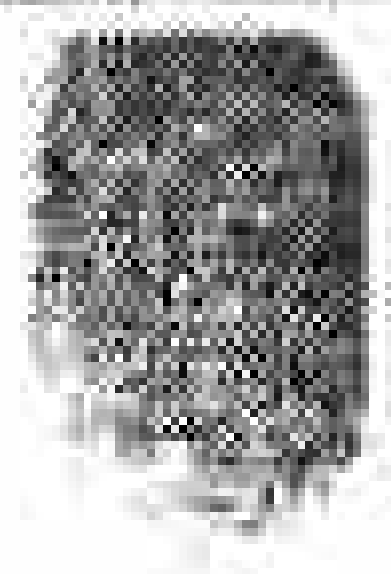

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BISWAS INFRACON LLP RAGHUNATHPUR, P.O.- KHOLAPOTA, P.S.- Basirhat, District-North 24-Parganas, West Bengal, India, PIN - 743428 , PAN No. : AAxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr HASANUR SARDAR Son of Mr ANARUL DARDAR Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 20 2021 3:26PM</td> <td>L1 20/01/2021</td> <td>20/01/2021</td> <td></td> </tr> </tbody> </table> <p>DHARAKANDA, P.O.- HAKIMPUR, P.S.- Swarupnagar, District.-North 24-Parganas, West Bengal, India, PIN - 743273, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, , PAN No.: BVxxxxxx4Q, Aadhaar No: 21xxxxxxxx2523 Status : Representative, Representative of : JHILMIL COMPLEX PRIVATE LIMITED (as DIRECTOR), PANCHMAHAL REALTORS PRIVATE LIMITED (as DIRECTOR), PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR), SHANTIMAY CONSTRUCTION PRIVATE LIMITED (as DIRECTOR), JAGMATA BUILDERS PRIVATE LIMITED (as DIRECTOR), TRICKY INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr HASANUR SARDAR Son of Mr ANARUL DARDAR Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office				Jan 20 2021 3:26PM	L1 20/01/2021	20/01/2021	
Name	Photo	Finger Print	Signature										
Mr HASANUR SARDAR Son of Mr ANARUL DARDAR Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office													
Jan 20 2021 3:26PM	L1 20/01/2021	20/01/2021											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BARIK BISWAS (Presentant) Son of Mr MD ISHAQUE BISWAS Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jan 20 2021 3:28PM</td> <td>L1 20/01/2021</td> <td>20/01/2021</td> <td></td> </tr> </tbody> </table> <p>245, KATIAHAT ROAD, P.O.- SONGRAMPUR, P.S.- Basirhat, District.-North 24-Parganas, West Bengal, India, PIN - 743422, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, , PAN No. : AHxxxxxx9F, Aadhaar No: 65xxxxxxxx0028 Status : Representative, Representative of : BISWAS INFRACON LLP (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr BARIK BISWAS (Presentant) Son of Mr MD ISHAQUE BISWAS Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office				Jan 20 2021 3:28PM	L1 20/01/2021	20/01/2021	
Name	Photo	Finger Print	Signature										
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr MOHAMMED MANZAR KARIM Son of Late AZIZUR RAHMAN BH, TOPSIA ROAD, P.O.- TOPSIA, P.S.- Topsia, Kolkata, District.-South 24-Parganas, West Bengal, India, PIN - 700038			
	20/01/2021	20/01/2021	20/01/2021

Identifier Of Mr HASANUR SARDAR, Mr BARIK BISWAS

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1.	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec

	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-19.3333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-4.28 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-10.5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec

	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-6.66667 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	JHILMIL COMPLEX PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
2	PANCHMAHAL REALTORS PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
3	PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
4	SHANTIMAY CONSTRUCTION PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
5	JAGMATA BUILDERS PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec
6	TRICKY INFRASTRUCTURE PRIVATE LIMITED	BISWAS INFRACON LLP-3.25333 Dec

On 19-01-2021

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 11,74,400/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 20-01-2021

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

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

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 14:45 hrs on 20-01-2021, at the Office of the A.R.A. - I KOLKATA by Mr BARIK BISWAS

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

Execution is admitted on 20-01-2021 by Mr HASANUR SARDAR, DIRECTOR, JHILMIL COMPLEX PRIVATE LIMITED, MUKUL SHANTI GARDEN FLAT NO B BLOCK -2 JAGERDANGA, P.O.- RAJARHAT, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, PANCHMAHAL REALTORS PRIVATE LIMITED, MUKUL SHANTI GARDEN FLAT NO B BLOCK-2 JOGERDANGA, P.O.- RAJARHAT, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, PANCHPUSHPA CONSTRUCTION PRIVATE LIMITED, MUKUL SHANTI GARDEN, FLAT NO B BLOCK-2 JOGERDANGA, P.O.- RAJARHAT, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, SHANTIMAY CONSTRUCTION PRIVATE LIMITED, MUKUL SHANTI GARDEN, FLAT NO 2BLOCK-2, JOGERDANGA R, P.O.- RAJARHAT, P.S.- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; DIRECTOR, JAGMATA BUILDERS PRIVATE LIMITED, SANGRAMPUR, P.O.- SANGRAMPUR, P.S.- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743422; DIRECTOR, TRICKY INFRASTRUCTURE PRIVATE LIMITED, SANGRAMPUR, P.O.- SANGRAMPUR, P.S.- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743422

Indetified by Mr MOHAMMED MANZAR KARIM, . . Son of Late AZIZUR RAHMAN, 9H, TOPSIA ROAD, P.O: TOPSIA, Thana: Topsia, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

Execution is admitted on 20-01-2021 by Mr BARIK BISWAS, PARTNER, BISWAS INFRACON LLP, RAGHUNATHPUR, P.O.- KHOLAPOTA, P.S.- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743428

Indetified by Mr MOHAMMED MANZAR KARIM, . . Son of Late AZIZUR RAHMAN, 9H, TOPSIA ROAD, P.O: TOPSIA, Thana: Topsia, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,105/- (B = Rs 12,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2021 6:53PM with Govt. Ref. No: 192020210208524971 on 19-01-2021, Amount Rs: 12,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No: 67856266 on 19-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 75,021/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 59335, Amount: Rs 100/-, Date of Purchase: 15/01/2021, Vendor name: Srijit Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/01/2021 6:53PM with Govt. Ref. No. 192020210208524971 on 19-01-2021, Amount Rs: 75,021/-, Bank
ICICI Bank (ICIC0000006), Ref. No. 57856266 on 19-01-2021, Head of Account 0030-02-103-003-02



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1901-2021, Page from 37321 to 37379
being No 190100456 for the year 2021.



Digitally signed by DEBASIS PATRA
Date: 2021.02.01 16:27:18 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2021/02/01 04:27:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
