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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certify that the document is admitted to registration. The signature sheets with this document are the part of this document.

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

21 JUN 2016

**JOINT VENTURE AGREEMENT**

THIS DEED OF JOINT VENTURE AGREEMENT is

made on this the 21st day of June, 2016 (Two Thousand and Sixteen)

A.D.

Contd...2

Asst. Registrar

নম্বর - 142  
2016/2016

সন ও তারিখ -  
স্বাক্ষর নাম - Amit Bandyopadhyay

মালিক -  
স্বাম্প মূল্য -  
স্বাক্ষর -  
CG-431 Salt Lake area 1st

বারাসাত কোর্ট  
উত্তর ২৪ পরগণা

টি. ডি. নং -  
স্বাম্প ক্রয়ের তারিখ - 15/6/2016  
মোট স্বাম্পের মূল্য - 150000  
স্বাক্ষরী অফিস - বারাসাত  
স্বাক্ষর - শ্রী তাপস কুমার সাহা



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BETWEEN

✓  
SHRI AMIT BANIK, Pan No. AGVPB5613R, Son of Shri Kamalesh Banik, by Faith - Hindu, by Nationality- Indian, by Occupation -Service, residing at CG - 231, Salt Lake, Sector - II, P.O. - Bikash Bhawan P.S. Bidhannagar East, Kolkata - 700 091, hereinafter called the "LAND OWNER" (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, executors, administrators, legal representatives and its successors or successors and assigns) of the THE FIRST PART.

AND

GSPR DEVELOPERS PVT LTD, Pan Card No. AABCJ2378Q, a company within the meaning of the Companies Act 1956 (formerly known as Jagannath International Flight Kitchen Pvt. Ltd.) having its registered office at Akash Nilay, Ground Floor, Narayanpur Battala, P.O. R.Gopalpur, Police Station : Airport, District 24 Parganas (North), Kolkata-700 136, represented by its Authorised Signatory SRI PRABIR ROY CHOWDHURY, Son of Late Netai Roy Chowdhury, PAN Card No. ADIPR1841H, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Hatihara Majherpara, P.O. Hatihara, P.S. Rajarhat at present New Town, Kolkata - 157, hereinafter called the 'THE DEVELOPER' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and its successors or successors and assigns) of THE SECOND PART.

WHEREAS: (Devolution of Title)

Ownership of Property : Mobarak Hossain, Khorsed Hossain, Ali Hossain, Khatiman nessa Bibi, Halima Bibi and Asma Bibi jointly seized

*Asst. Commr. of Income Tax*



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and possessed of diverse lands comprised in Mouza Gopalpur, J.L. No. 2, Re. Su. No. 140, Police Station Airport (formerly Rajarhat), District North 24 Parganas (Collectively said lands) and their names duly recorded in the record of rights finally published in the Revisional Settlement.

**Sale of property of Mostafa Mondal and Suratan Bibi to Mobarak Hossain, Khorsed Hossain and Ali Hossain:** By a Deed of Conveyance dated 31<sup>st</sup> day of July, 1958, registered in the office of the S.R. Cossipore DumDum, in Book No. 1, deed No. 5575 for the year 1958, Mostafa Mondal and Suratan Bibi sold, conveyed and transferred to Mobarak Hossain, Khorsed Hossain and Ali Hossain for the consideration mentioned therein.

**Sale of property of Mobarak Hossain, Khorsed Hossain, Ali Hossain, Khatiman nessa Bibi, Halima Bibi and Asma Bibi to Sri Kishore Kumar Ghosh:** By a Deed of Conveyance dated 08<sup>th</sup> day of August, 1973, registered in the office of the S.R. Cossipore DumDum, in Book No. 1, Volume No. 112, Pages from 150 to 153, deed No. 5897 for the year 1973, Mobarak Hossain, Khorsed Hossain, Ali Hossain, Khatiman nessa Bibi, Halima Bibi and Asma Bibi sold, conveyed and transferred to Sri Kishore Kumar Ghosh for the consideration mentioned therein.

**Sale of Sri Kishore Kumar Ghosh to Smt. Rita Banik :** By a Deed of Conveyance dated 22<sup>nd</sup> day of December, 1999, registered in the office of the Additional District Sub Registrar, Bidhannagar Salt Lake City, in Book No. 1, Volume No. 132, at pages 341 to 348, being deed No. 5275 for the year 1999, Sri Kishore Kumar Ghosh sold, conveyed and transferred all that piece and parcel of Sali land measuring more or less 10 Cottahs 10 Chittacks recorded in C.S. Dag No. 5196 corresponding to R.S. Dag No. 3410 under C.S. Khatian No. 1798 corresponding to R.S. Khatian No. 1488, and all that piece and parcel of Sali land measuring

*Admin*



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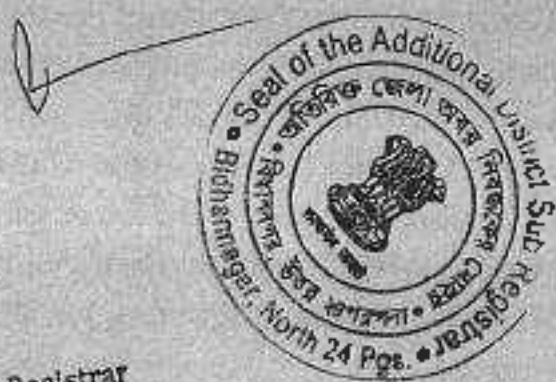
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more or less 02 Cottahs 06 Chittacks recorded in C.S. Dag No. 5241 corresponding to R.S. Dag No. 3456 under C.S. Khatian No. 1201/1 corresponding to R.S. Khatian No. 1019 of Mouza – Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under the local limit of Bidhannagar Municipal Corporation, under the jurisdiction of A.D.S.R. Bidhannagar Salt Lake City, within P.S. Airport, District North 24 Parganas to Smt. Rita Banik, for the consideration mentioned therein.

**Sale of property of Mobarak Hossain, Khorsed Hossain, Ali Hossain, Khatiman nessa Bibi, Halima Bibi and Asma Bibi to Sri Ashoke Kumar Ghosh:** By a Deed of Conveyance dated 08<sup>th</sup> day of August, 1973, registered in the office of the S.R. Cossipore DumDum, in Book No. I, Volume No. 115, Pages from 72 to 75, deed No. 5899 for the year 1973, and another deed registered at A.D.S.R. Bidhannagar Salt Lake City, Mobarak Hossain, Khorsed Hossain, Ali Hossain, Khatiman nessa Bibi, Halima Bibi and Asma Bibi sold, conveyed and transferred to Sri Ashoke Kumar Ghosh for the consideration mentioned therein.

- i) **Sale of Sri Ashoke Kumar Ghosh to Sri Kamalesh Banik :** By a Deed of Conveyance dated 24<sup>th</sup> day of December, 1999, registered in the office of the Additional District Sub Registrar, Bidhannagar Salt Lake City, in Book No. I, Volume No. 23, at pages 77 to 84, being deed No. 869 for the year 2000, Sri Ashoke Kumar Ghosh sold, conveyed and transferred all that piece and parcel of Sali land measuring more or less 09 Decimals equivalent to 05 Cottahs 06 Chittacks 17 Sqft. recorded in C.S. Dag No. 5193 corresponding to R.S. Dag No. 3408 under C.S. Khatian No. 1809 corresponding to R.S. Khatian No. 1483 thereafter L.R. Khatian No. 121 and all that piece and parcel of Sali land measuring more or less 10 Decimals equivalent to 05 Cottahs 15 Chittacks recorded in C.S. Dag No. 5196 corresponding to R.S. Dag No. 3410 under C.S. Khatian No. 1798 corresponding to R.S. Khatian No. 1488 thereafter L.R. Khatian No. 121, and all that piece and parcel of Sali land measuring more or less 03

*Admin's file*



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Decimals equivalent to 01 Cottahs 10 Chittacks 28 Sqft. recorded in C.S. Dag No. 5241 corresponding to R.S. Dag No. 3456 under C.S. Khatian No. 1201/1 corresponding to R.S. Khatian No. 1019 thereafter L.R. Khatian No. 121, of Mouza – Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under the local limit of Bidhannagar Municipal Corporation, under the jurisdiction of A.D.S.R. Bidhannagar Salt Lake City, within P.S. Airport, District North 24 Parganas to Sri Kamalesh Banik, for the consideration mentioned therein.

**Gift of property of Smt. Rita Banik and Shri Kamalesh Banik to Amit Banik:** By a Deed of Gift dated 04<sup>th</sup> day of September, 2009, registered in the office of the A.D.S.R. Bidhannagar Salt Lake City, in Book No. I, CD Volume No. 20, Pages from 2747 to 2759, Gift deed No. 09590 for the year 2009, Smt. Rita Banik and Shri Kamalesh Banik Gifted all that land measuring more or less 06 Cottahs recorded in C.S. Dag Nos. 5193, 5196, 5241, R.S. Dag Nos. 3410, 3456, 3408 under C.S. Khatian Nos. 1798, 1201/1, 1809, R.S. Khatian Nos. 1488, 1483, 1019, under L.R. Khatian Nos. 121, 786, 5511, 5512, , of Mouza – Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under the local limit of Bidhannagar Municipal Corporation, under the jurisdiction of A.D.S.R. Bidhannagar Salt Lake City, within P.S. Airport, District North 24 Parganas to Priyanka Banik.

**L.R. Record:** In the L.R.R.O.R., the names of the Present Land owner are duly recorded in the record of rights as Rayats under L.R. Khatian No. 8227, in respect of his respective share of property.

ii) **Ownership of Property :** In the above mentioned circumstances, the said Shri Amit Banik became the absolute owner of all that piece and parcel of land measuring more or less 06 Cottahs recorded in L.R. Dag No. 3408, 3410, 3456, under L.R. Khatian Nos. 8227, of Mouza – Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under the local

*Amit Banik*



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limit of Bidhannagar Municipal Corporation, under the jurisdiction of A.D.S.R. Bidhannagar Salt Lake City, within P.S. Airport, District North 24 Parganas i.e. in total land measuring more or less 6 Cottahs equivalent to 10 Decimals, free from all encumbrances whatsoever.

b) The Landowner hereof upon acquiring the lawful right, bonafide interest and title in respect of the aforesaid plot of Land / Premises in the manner stated herein before, presently is in physical possession of the said premises containing an area of 10 Decimals be the same a little more or less free from all encumbrances and holding, enjoying and/or occupying the said Premises without any interruption, claim or demand from any person or persons of any nature whatsoever upon mutating their respective names as collective lawful Owner in the Assessment Register of the Bidhannagar Municipal Corporation on payment of requisite rates and taxes there for till date.

c) The Landowner hereof with an object of having more gainful utilization of her said Plot of Land / Premises now become desirous of developing the same by raising thereon a G+9/10/11 storeyed building according to the Plan so to be sanctioned by the Bidhannagar Municipal Corporation and accordingly, by entering into the present Agreement for Development decided to authorize and engage the Party of the Other Part hereof as Developer to proceed with the proposed development work of the said premises in accordance with the building plan of the Bidhannagar Municipal Corporation caused to sanction in the name of Landowner exclusively at the costs and expenses of the Developer hereto.

d) The Developer hereof is an experienced Promoter and Builder engaged in the field of building promotion and construction having thus approached and empowered by the Landowner duly agreed to undertake such development work on the said Premises of the Landowner

*Amni 6/1/11*

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exclusively at the costs and expenses of the Developer on the terms and conditions so mutually settled and agreed to between the Parties hereof and stipulated herein below:-

**NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH** as follows:-

1. That the present Agreement for Development for all purposes deemed to have been commenced on and with effect from 21<sup>st</sup> day of June 2016.

2. **The Land owner represent and declare as follows:-**

a) That the Landowner hereto collectively seized and possessed of and/or otherwise well and sufficiently to the said Premises as lawful Owners thereof;

b) That the said premises is free from all encumbrances and the Landowner hereof have good, valid and lawful marketable title till date in all respect relating to the said premises.

c) That the said premises of the Landowner are also free from all kinds of charges, liens, lispendens, attachments, trusts, acquisitions and requisitions of any nature whatsoever.

d) That there is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976. Furthermore, the said Premises is not subject matter of any notice of attachment under the Public Demands Recovery Act.

e) That there is no bar legal or otherwise for the Landowner to obtain the necessary consent and permission that may be required under the law of the land in dealing with the said Premises in any manner whatsoever.

f) That the Landowner as lawful Owner of the said Premises have had every right and authority to sign and execute the present Agreement for development with the Developer hereto.

*Admission of fact*

*[Handwritten signature]*



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g) That the Landowner had not been granted and/or agreed, committed or contracted or even entered into any Agreement for Sale, Agreement for Development or lease of the said Premises or any part or portion thereof with any person or persons other than the Developer hereof and the Landowner till date neither created any mortgage, charge nor attach the said premises with other encumbrances in any manner whatsoever.

h) That the Landowner has not yet done any act, deed, matter or thing whereby or by reason whereof the Development of the said Premises may be prevented or affected in any manner whatsoever by the Developer hereto.

**3. The Landowner and the Developer do hereby declare and covenant as follows:-**

a) That in lieu of the consideration so mentioned in the Second Schedule, Part - 1 written hereinafter, the Landowner hereby grant exclusive right and authority to the Developer to carry out the development work in respect of the said premises of the Landowner by constructing there upon the proposed G+9/10/11 storeyed building in accordance with the ~~sanctioned~~ <sup>to be sanctioned</sup> building plan of the Bidhannagar Municipal Corporation with in the period of 18 (Eighteen) months along with a grace period of 06 (Six) months from the date of obtaining the sanctioned building plan. The Developer will put his best endeavour to get the building plan sanctioned within the period of Six to Nine months from the date of execution of the present Agreement for Development.

b) That all application, building plan and other papers and documents that may be required by the Developer for the purpose of obtaining the sanction of the building plan/plans shall be prepared at the costs and expenses of the Developer and shall further be signed by the Developer in the name of the Landowner as her constituted attorney. However, all such Building Plan/s and applications if so required are to

*Amrit Banik*

*Amrit Banik*



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be signed by the Landowner as and when so called upon by the Developer.

c) That upon obtaining the sanctioned Building Plan of the Bidhannagar Municipal Corporation by the Developer, the Landowner will deliver physical possession of their said premises to the Developer for starting the Development work thereon by demolishing the existing old building standing on the said premises at the Developer's cost and expenses with further right of appropriating the sale proceeds of debris thereof.

d) That the Developer shall be authorized in the name of the Landowner so far as necessary, to apply for having temporary and/or permanent connections of drainage, sewerage, electricity, water supply and/or other utilities that may be required for construction and completion of the proposed building including enjoyment of the same for decent human habitation.

e) That the Developer shall exclusively be entitled to hold, possess and enjoy the entire construction in the building with further right of transfer and/or to deal with or dispose of the same without any claim, demand, right or interest therein of the other part and shall further not in any way interfere or disturb the quiet and peaceful possession of the other except the Land owner Share. The Land owner will not be entitled to any constructed area in the said G+9/10/11 storeyed building except the Land owner allocation specifically mentioned in the Second Schedule Part - I of this Agreement.

f) The Developer shall at his own cost and expenses apply and obtain all necessary permission, certificates including Completion certificate for habitation etc. from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.

4. That the Landowner hereof in connection with the present Agreement for Development as well as for all other related acts, deeds

*As Amin (Signature)*



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and things. sign and execute a registered Development Power of Attorney unto and in favour of the Developer hereto empowering there under to do and perform all such acts, deeds and things that are required to be done for developing the said Premises by completing the constructional work of the G+9/10/11 Storeyed building and also to sale the flats, units and other constructed spaces of the building in favour of the prospective Purchaser/s. The entire roof of the G+9/10/11 Storeyed building so to be constructed upon the First Schedule by the Developer shall remain under the Developer who if further sanction granted be entitled to raise further construction over the same and in such event the Landowner will be entitled to get 45% of the constructed area upon construction 6 Cottahs of land and remaining 55% will belong to the Developer.

5. **Covered Area:** Shall mean and include the area covered with outer wall and constructed for the individual unit including fifty percent area covered by the Common partition wall between two units and cent percent area covered by the individual wall for the said unit.

**Building area:** Shall mean and include total covered area for any unit plus proportionate share of stairs, landing and lift area if any.

**Super built up area:** Shall mean and include the area to be determined according to the developer's decision after sanctioning building plan.

**Building:** Shall mean the Developer is constructing, erecting and complete the proposed multi storied building over the land at the own cost. The developer shall install and provide standard Motor and Pump set, Deed Tube Well/Overhead Water tank, Electric Meter room, Electric Wiring, fittings and installation, plumbing and other facilities like lift etc. as are required to be provided in a multi storied building at his own cost. The entire building shall be of uniform form construction as per the specification which is mentioned in annexures hereunder:

*Admission Stamp*

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It is made clear that if the Developer fails to complete the Owner's allocated area within the stipulated period of 36 months from the date of obtaining sanctioned building plan then the Developer will pay compensation to the owners jointly.

Common area, facilities and amenities: Shall include corridors, stairways, passage ways, drive ways, common lavatories, pump room, underground water reservoir, overhead water tank, water pump and Motor, roof, lift and other facilities like gymnasium Club's etc.

The Developer shall obtain a valid occupancy Certificate from the Bidhannagar Municipal Corporation with respect to the said building and must provide a copy thereof to the owner, together with a copy of the sanctioned plan for completion of work.

The Developer shall hand over owner's allocation before handing over other transferee(s) of Developers allocation.

**Dealings of Space of the Building:-**

The Developer shall be exclusively entitled to the building with absolute right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein of whatsoever nature of the Landowner and the Landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

**6. Consideration:**

a) The Developer being the Party of the Other Part hereof shall be at liberty with exclusive right and authority to negotiate for the sale of floors/flats of the building in its allocation under construction together with proportionate share of land attributable thereto excluding and excepting the floor/flat provided for Landowner's allocation, with any prospective Purchaser / s at such consideration and on such terms and conditions that the Developer shall think fit and proper. The Landowner hereto however, without raising any objection, at the request of the Developer if so required, shall execute and register the necessary Deed of Conveyance /s unto and in favour of the Purchaser or Purchasers

*Admitted for*

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towards sale of flats and/or units and spaces of the building as and when so called for **PROVIDED HOWEVER** that the Landowner as Vendors in all such Deed of Conveyance /s shall not claim or be entitled to claim any amount towards the value of constructed area or towards the consideration value of proportionate share of land of the said premises as the consideration amount relating thereto have agreed to be paid by the Developer to the Landowner through the free of cost allocation of all that Landowner allocation together with payment of cash consideration amount so particularly mentioned in the Second Schedule, Part - I written hereunder.

b) It is categorically agreed to and declared by the Landowner hereof that, as the entire cost of consideration of the proposed G+9/10/11 storeyed building and other miscellaneous expenses relating thereto are to be borne by the Developer exclusively without any investment on the part of the Landowner for that very reason, the consideration money receivable towards sale / transfer of flat /s, units and/or spaces of Developers Allocation in the proposed building including earnest money or booking amount there for shall be received and appropriated exclusively by the Developer without having any liability there for to deposit the same in the Bank Account of the Landowner.

7. Building and other related matters :-

7.1 The Developer shall at the Developer's own cost and risk make the construction and complete the G+9/10/11 storeyed building on the said Premises of the Land owner in accordance with the sanctioned building Plan with such materials and with such specifications so particularly mentioned in the Third Schedule hereunder written and that may be recommended by the Architect from time to time.

7.2 Subject to as aforesaid the decision of the Architect regarding the quality of the materials so to be used for construction of the proposed building for the specific allocation of the Land owner will be treated as

*Armani Khan*



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final and the same will be regarded with all its binding effect on the Parties hereof.

7.3 The Developer shall install and erect in the said building at the Developer's own cost pump set, tube wells, water storage tanks, overhead reservoirs, Lift, electric wiring, fittings and installations in as much as other facilities and amenities that are required to be proved in a G-9/10/11 storeyed building having self-contained flats and constructed for sale of flats on Ownership basis.

7.4 The Developer shall be authorized in the name of the Landowner to apply for and obtain allocations for cement, all types of steels, bricks, other building materials and accessories allocable to the Landowner for the construction of the building and similarly to apply for and obtain temporary and permanent connections of water supply, electric supply, sewerage line, telephone and cooking gas connections.

7.5 The Developer shall at his own costs and expenses and without creating any financial or other liability upon the Landowner construct and complete the said G+9/10/11 Storeyed building on the said Premises of the Landowner having several self-contained flats in accordance with the sanctioned building plan.

7.6 On and from the date of taking over possession of the said premises by the Developer for starting the constructional work of the said proposed building, any liability becoming due on account of Municipal rates and taxes as also other outgoings in respect of the said premises for new construction of the building and till such time so long the possession of the Land owner allocation are being handed over, shall be borne and paid by the Developer. It is made specifically clear that, all outstanding dues on account of Municipal rates and taxes as also other outgoings in respect of the said premises till the date of handing over possession of the said Premises to the Developer hereof in terms of the present Agreement for starting the constructional work of the proposed building shall remain be the liability of the Land owner and shall be borne and paid by the Landowner without raising any objection relating thereto.

*Admin. Officer*

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7.7 The Land owner and the Developer shall punctually and regularly pay for their respective allocations all rates and taxes to the concerned authority as and when the same will become due and payable.

7.8 Both the Developer and the Landowner herein will enjoy their respective allocations/portions in the said G+9/10/11 storeyed building forever with absolute right and authority to hold, use, occupy, enjoy, transfer, sale, gift, mortgage and assign the same in any manner they like. All such right and authority of the Parties hereto in no way could be taken off or infringed by either of the party under any circumstances.

7.9 As soon as the building plan is sanctioned by the Bidhannagar Municipal Corporation, the Developer and Land owner shall enter into an Allocation Agreement in respect of the Owners allocation as mentioned in the Second Schedule hereunder written, specifying the Floors and portions of the Owner's allocation, in respect of each individual owner and without the same the Developer shall not be entitled to start construction of the proposed G+9/10/11 storied building in the said property.

7.10.1 The land owners shall entitled to get the proportionate right, title and interest and common facilities if amalgamation is made with the adjacent Land Owners for the extension of the project started by the Developer over the owners said plot of land for better prospect. In that case the Developer shall not raise any objection towards providing the aforesaid facilities.

7.10.2 The Land Owners are entitled to sell, convey and Transfer the owners allocation subject to refund the aforesaid amount Rs. 40,00,000/- (Rupees Forty Lacs) only.

7.10.3 The Developer shall bound to return back the original title deeds along with other original documents, plan, C.C. in respect of the aforesaid property, to the owner.

7.10.4 The Developer shall not be entitled to transfer and/or assign benefit of the Agreement or any portion thereof before delivering

*Admitted*

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complete, peaceful, vacant possession of the Owner's Allocated flats to the Owners.

7.10.5 The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the owners shall not be responsible for any Technical and Engineering defect in connection for which the Developer shall be solely responsible and directly answerable to the concerned authority and to the Owners.

#### ARTICLE - VIII, OWNERS INDEMNITY.

8.1 The owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy the Developer's allocated space without any interference or disturbance provided the Developer performing and fulfilling all the terms and conditions herein and/or on the part of the Developer to be observed and performed.

#### ARTICLE - IX, DEVELOPERS INDEMNITY.

9.1 The Developer hereby undertakes to keep the owners indemnified against any actions, suits, proceedings and claims that may arise out of the Developers action with regard to the developing of the said premises and/or in the matter of construction of the said building or any defect therein.

#### ARTICLE - X, LANDOWNER' OBLIGATION.

10.1 The Landowner doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said G+9/10/11 storeyed building at the said Premises. If any interference or hindrance is caused by the Landowner or by any of their men, agent, servants and representatives in that event, the Landowner will be liable to pay demurrage to the Developer.

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**10.2** The Landowner doth hereby further 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 allocated portion in the building at the said Premises in favour of the intending Purchaser/s of flat/s and/or units and other space or the said building.

**10.3** The Landowner doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or to create charge or part with possession of the said premises or any portion thereof in favour of any Third Party without the consent in writing of the Developer during the subsistence of the present Agreement for Development.

**10.4** The Landowner hereto will have no right, authority and power to terminate and/or rescind the registered General Power of Attorney of the present Agreement for Development within the stipulated period of construction of the said G+9/10/11 storeyed building i.e. within 36 (Thirty Six) months from the date of obtaining the sanctioned building plan of the Bidhanagar Municipal Corporation. Provided the Developer performing and fulfilling all the terms and conditions herein and/or the part of the Developer to be observed and performed.

#### **ARTICLE - XI. DEVELOPER'S OBLIGATION.**

**11.1** The Developer shall at its costs and expenses will get the plan of the proposed building sanctioned in the name of the land owners within 06 (Six) months from the date of execution of this Agreement.

**11.2** The Developer doth hereby agrees and covenants with the Landowner to complete constructional work of the proposed G+9/10/11 storied building within 36 (Thirty Six) months from the date of obtaining the Sanctioned building plan.

**11.3** The Developer doth hereby agrees and covenants with the Landowner not to do any act, deed or thing whereby the Landowner are

*Admin*

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prevented from enjoying, selling, assigning, and/or disposing of any part or portion of the Landowner allocation in the said building.

11.4 The Developer hereby also agrees not to part with possession of Developer's allocation or any portion thereof unless possession of the landowner's allocation is delivered to the Land owners PROVIDED FURTHER it will not prevent the Developer from entering into any agreement for sale or to deal with the Developer's allocation and the Landowner will remain bound to execute all such Agreement for sale concerning Developer's allocation if so required by the Developer.

11.5 It is agreed by and between the parties that if the land in question of the landowner be not constructed according to the site of the project, in that case the Landowner will be entitled to get their respective allocation from the other Block of the project according to the sweet will of the Landowner.

#### ARTICLE - XII, Miscellaneous.

12.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained shall be deemed to construe and Partnership between the owner and Developers or as a joint venture between the parties hereto in any manner not shall the parties constitute as association of person.

12.2 It is specifically agreed by and between the parties that after obtaining the sanction plan for Bidhannagar Municipal Corporation, the parties shall execute a fresh and supplementary Agreement in respect of the owner's allocation and Developer's Allocation.

12.3 That after completion of the entire works of multi storied building before the possession is made over by the Developer to the owner the total construction comprised in the said building shall be measured in presence of both parties and such measurement shall be final, conclusive and bindings upon the parties hereto and this allocation of either parties will be finally determined.

*Ami*

*[Handwritten signature]*



Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

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12.4 Conversion of the said land from Sali to Danga will be done by the Developer at Owner's Cost.

**ARTICLE - XIII FORCE MAJEURE.**

13.1 The parties hereto shall not considered to be liable for any obligation performance of which would have been prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

13.2 "Force Majeure" shall mean flood, earthquake, riot war, storm, tempest, strike and/or any other act or commission beyond the control of the parties hereto.

13.3 If because of any wilful act on the part of the Developer the construction and completion of the building is delayed beyond the period of 36 (Thirty Six) months from the date of obtaining the sanctioned building plan from the Bidhannagar Municipal corporation, in that event, the Developer shall be held liable to pay the sum of Rs. 10,000/- per month only to each of the Landowner for each and every month of delay towards liquidated damages. But the same will not be calculated if prior to 36 months the Developer finishes and hand over possession of Landowner allocation.

13.4 In the event the Land owner committing breach of any of the terms and conditions herein contained or making delay in allowing the Developer to develop the said premises as hereinbefore stated or the Developer being unable to obtain the Sanctioned Building Plan from the Bidhannagar Municipal corporation due to any problem concerning the said premises of the Landowner, in all such circumstances, the Developer shall be entitled to get payment for damages and compensations from the Land owner to be assessed by the registered valuer provided however, if such delay shall continue for a period of 6 (Six) months then and in that event, in addition to any other right which the Developer may have against the Land owner, the Developer shall be entitled to sue the Land owner for specific Performance of the present Agreement before the appropriate Legal forum.

*Amirul Hasan*

*[Handwritten signature]*



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Bidhanagar. (Salt Lake City)  
**21 JUN 2016**

**13.5** If the constructional work of the said building would not have been completed within the stipulated period of 36 (Thirty Six) months for any of the reasons beyond the control of the Developer and mentioned under this Article, in that event, the period of completing the constructional work of the said work of the said building will be extended for a further period of 6 (Six) months or such other extended period so agreed by the Parties hereof mutually at the discretion of the Land owners.

**13.6** The Developer, upon completion of the work of construction of the G+9/10/11 storied building as per the sanctioned plan granted by Bidhannagar Municipal Corporation, will hand over the Land owner's allocation to the Land owner first and then will hand over the possession of the Developer's allocation to the Intending Purchaser/Purchasers. Provided further that during the course of construction, the Developer shall have every right to enter into any agreement for sale with Developer's allocation with intending purchaser/purchasers and shall be entitled to receive earnest money.

#### **ARTICLE - XIV JURISDICTION.**

**14.1** The Courts of North 24 Parganas only shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of the present Agreement between the Parties hereto.

#### **THE FIRST SCHEDULE ABOVE REFERRED TO** **(THE LAND/SAID PREMISES)**

- i) ALL THAT piece and parcel of land Sali land measuring more or less 05 Decimals out of 33 Decimals according to a share of 0.0150 recorded in L.R. Dag No. 3408, and all that piece and parcel of Sali land measuring more or less 04 Decimals out of 33 Decimals according to a share of 0.1212 recorded in L.R. Dag No. 3410, and all that piece and parcel of Danga land measuring more or less 01 Decimals out of 70

*Admission of...*

Addl. District Sub-Registrar  
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Decimals according to a share of 0.0142 recorded in I. R. Dag No. 3456, under L.R. Khatian No. 8227 (in the name of Amit Banik) of Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under the local limit of Bidhannagar Municipal Corporation, under the jurisdiction of A.D.S.R. Bidhannagar Salt Lake City, within P.S. Airport, District North 24 Parganas and which is butted and bounded as follows :-

**ON THE NORTH** : 6 Feet wide common passage.

**ON THE SOUTH** : Land of Dag No. 3410.

**ON THE EAST** : GSPR Developers Pvt. Ltd.

**ON THE WEST** : Land of 3409.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(PART - I)**

**THE LAND OWNER ALLOCATION:** The Landowner hereof in consideration of allowing the Developer to Develop their said premises so stated in the First Schedule written herein above by raising the construction of G+9/10/11 Storeyed building thereon will be entitled to get 45% of the construction constructed upon 20 Cottahs of land. The first part will get every alternate floor to the tune of 45% of the total constructed area.

Apart from having the aforesaid construction a Cash Consideration amount of Rs.40,00,000/- only as security deposit, the Land owner will be entitled to get out of which the Land owner will refund Rs. 40,00,000/- only upon completion of the projected building but before handover the owner's allocation.

**(PART - II)**

**THE DEVELOPER'S ALLOCATION** : Save and except the Landowner Allocation so stated in Part -I hereinabove, remaining 55 % of the construction of the total project, Developer will also get every alternate floor of the constructed areas of the proposed G+9/10/11 Storeyed building constructed on the First Schedule of property shall

*Amit Banik*

✓

Addl. District Sub-Registrar  
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belong to the Developer hereof exclusively and for all times to come the said remaining Flats/Floors/Spaces/Constructed areas will be treated as Developer's Allocation together with undivided, proportionate and impartible share of land relating thereto in terms of the provisions of the present Agreement with further right of dealing with and/or to dispose of the said allocation according to its discretion for all times to come hereafter without any objection relating thereto on the part of the Landowner hereof with further right of receiving and appropriating the entire sale proceeds relating to such allocation without having any liability for the same to the Landowner.

**SCHEDULE OF PROPERTY ABOVE REFERRED TO:**  
**(The Common areas, facility, common expenses)**

The OWNERS of the land along with the other co-owner, occupiers, society or syndicate or association shall allow each other the following easements and quasi easements rights privileges etc.

- 1) Land under the said building described in the Schedule A
- 2) All side spaces, back space, paths, passages, drain ways in the land of the said building.
- 3) General lightening of the common portions and space for installation of electric meter in general and separate.
- 4) Drains and sewers from the building in the municipal Corporation connection.
- 5) Stair case and stair case landings.
- 6) Lift/Lift Lobbies in each floor.
- 7) Common septic tank
- 8) Common water pump.
- 9) Common water reservoir
- 10) Water and sewerage eviction from the pipes of every units to drain and sewerage common to the said building
- 11) Common electric line/meter/switch/joint box.

*Admission Copy*

*[Handwritten signature]*

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**21 JUN 2016**

- 12) Top roof of the said building.
- 13) Transformer if any,
- 14) Generator Set
- 15) Community Hall.
- 16) Gym.

#### **THE FOURTH SCHEDULE ABOVE REFERRED TO (SPECIFICATION)**

1. **STRUCTURE:** - Building designed with R C C framed structure which rests on individual column, designed approved by the competent authority,
2. **EXTERNAL WALL:** 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** 3" brick wall and plastered with cement mortar; wall between two flat will be 5".
4. **FLOORING:** Flooring is of vitrified tiles, with 4" skirting (all bed rooms, drawings, dining space) and verandah will be anti skid ceramic tiles.
5. **BATH ROOM:** Bath Room fitted up to 7' ft height with designer glazed tiles of strand brand. Bath Room floor will be of anti skid ceramic tiles.
6. **KITCHEN:** Cooking Platform and sink will be of granite and steel sink and 3 ft height glazed standard tiles above the platform to protect the oil spot and flooring will be of standard anti skid ceramic tiles. Electrical points for Refrigerator, Chimney, Water filter, Exhaust fan, Microwave & 2 Nos. 15 Amp plug point..
7. **TOILET:** Branded sanitary ware. All CP fittings are of Branded quality.
8. **DOORS :** Main door will be good quality flush door with Shal frame and with standard lock and other doors will be of Flash door with shal frame and pip whole on main entrance door with tower bolt.

*Admin 6/11*

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Addl. District Sub-Registrar  
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9. **WINDOWS:** Good quality Natural anodized Aluminium sliding window with fully Glass panel.

10. **WATER SUPPLY:** Water Supply round the clock is assured for which necessary deep tube well with submersible pump will be installed.

11. **PLUMBING:** Concealed pipe line including necessary hot & cold pipe line, necessary will be provided.

12. **VERANDHA/BALCONY:** MS railing will be provided up to 3ft. from the floor level. 13. **ELECTRICAL WORKS:**

a. Full concealed wiring with copper conduct,

b. In bed Rooms two light points, two 5 amp plug points, one fan point, one A/C point.

c. Leaving/dining room three light points, two fan point, two 05/15 amp plug point and one A.C. point.

d. Kitchen - one light point, one exhaust fan point/chimney point, two 15 amp plug points and one Aqua guard point.

e. Toilet - one light point, one Geyser point and one exhaust fan point

f. Verandha - one light point and one 5 amp plug point.

g. One light point in the main entrance.

h. calling bell - one calling bell point at the main entrance.

14) **ELECTRICAL CONNECTION:** Transformer (if any) and Mother Meter will be installed by the DEVELOPER. For individual electric meter cost will be borne by the flat owners.

15). **PAINTING:-**

a). Inside wall of the Flat will be finished with plaster of paris and external wall will be weather coat or equivalent.

b). All door frames and shutters will be painted with two coats of white primer.

16) **EXTRA WORK:** Any work other than specified above would be regarded as extra work for which separate payment is required to be made.

*Admin of flat*

✓

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

21 JUN 2016



**IN WITNESS WHEREOF** the Parties hereto doth hereunto set and subscribe their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

at Kolkata in presence of :

**WITNESSES**

1. *Jayash Sengupta*  
DL-100, Salt Lake.  
Kolkata-91
2. *Pratibha Bhattacharya*  
DL-100, Sector-II  
Salt Lake  
KOL-91

*Amit Banik*  
**SIGNATURE OF THE LANDOWNER**

**Drafted By :**

*Ashim Tarafdar*  
**Ashim Tarafdar**  
Advocate  
Judges Court, Barasat  
WB - 948/1986

**Typed By :**  
*Biswanath Bishnu*  
**Biswanath Bishnu**  
Udayrajpur, Kolkata - 129.

GSPR DEVELOPERS PVT. LTD.

*Rhowary*  
Authorised Signatory

**SIGNATURE OF THE DEVELOPER**

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)



21 JUN 2016



**MEMO OF CONSIDERATION**

RECEIVED a sum of **Rs.40,00,000/- (Rupees Forty Lacs)** only from the within named Developer as per memo below :-

By way of Cheque vide No. 000071 dated 21.06.2016 issued by H.D.F.C. Bank Salt Lake Branch.

Rs. 40,00,000/-

**WITNESSES :-**

1) *Jyoti Sengupta*  
DL-100, Salt Lake.  
Kolkata-91

2) *Pratibha Bhattacharya*  
DL-100, Sec-I  
Salt Lake, Kolkata-91

Drafted By :

*Ashim Tarafder*

Ashim Tarafder

Advocate

Judges Court, Barasat

WB - 948/1986

Typed By :

*Biswanath Bishnu*  
Biswanath Bishnu

Udayrajpur, Kolkata - 129.

*Anil Banik*

SIGNATURE OF THE LAND OWNER

Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

21 JUN 2016

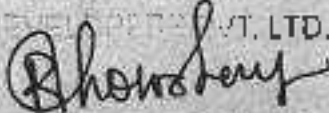


SIGNATURES OF THE  
RESPONDENT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
L.H. BOX - SMALL TO THUMB PRINTS  
N.B.-  
R.H. BOX - THUMB TO SMALL PRINTS

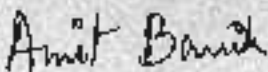
	L.H.					
	R.H.					

ATTESTED :-

CSIR TECHNICAL SERVICES LTD.  
  
www.csir.gov.in

	L.H.					
	R.H.					

ATTESTED :-



✓





Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

21 JUN 2016

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

PRABIR ROYCHOWDHURY  
 NETAJ ROYCHOWDHURY  
 03/05/1964  
 PAN Number  
 ADIPR1641H

*Pran Kumar*





*Handwritten signature or name, possibly 'D. ...'*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GSPR DEVELOPERS PRIVATE LIMITED



31/07/1982

Permanent Account Number

AABCJ23780

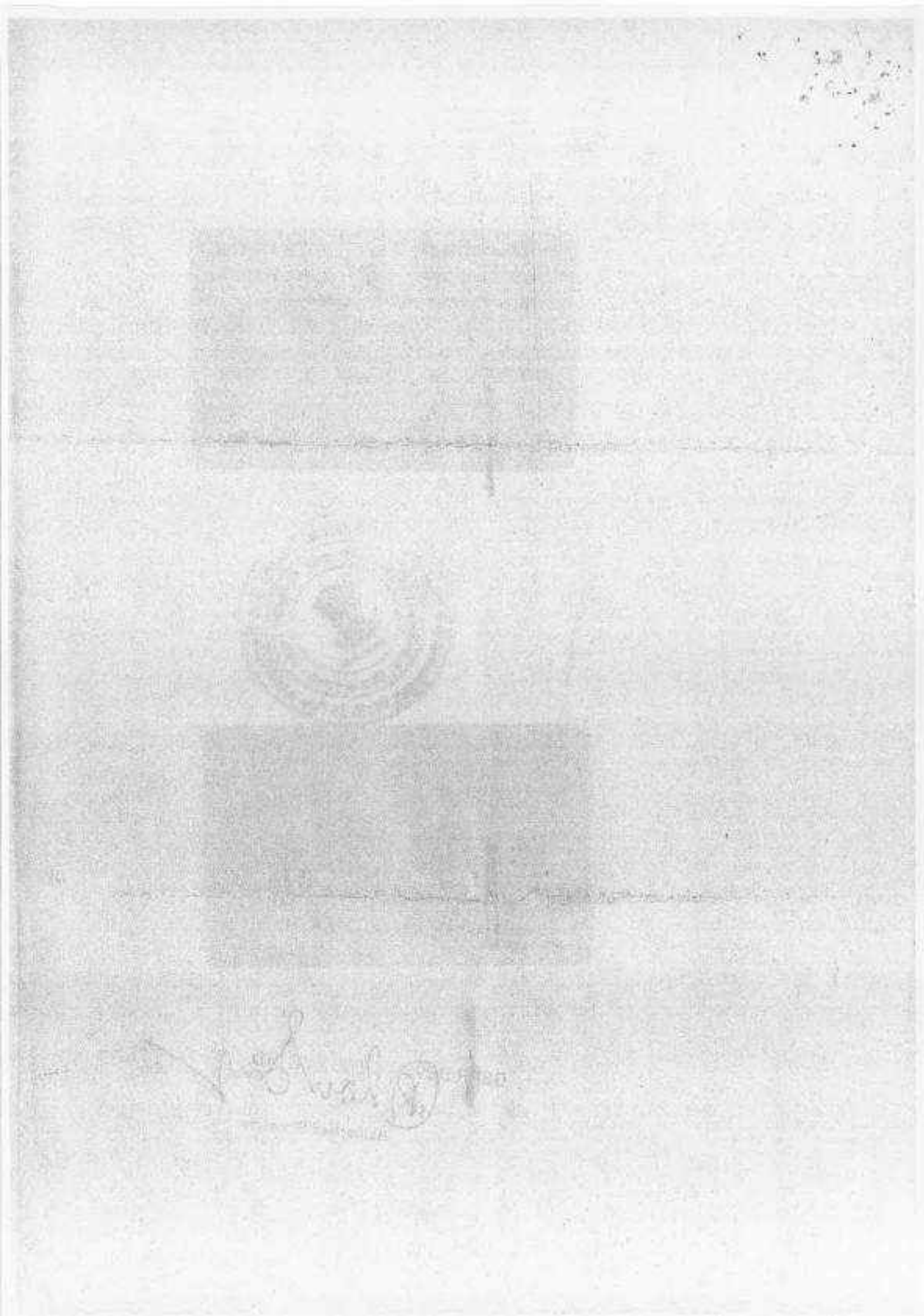


आयकर विभाग / Income Tax Department  
आयकर विभाग, नया दिल्ली  
110 001, नया दिल्ली  
फोन - 411 034

GSPR Developers Private Limited  
Income Tax / आयकर विभाग  
आयकर विभाग, नया दिल्ली  
110 001, नया दिल्ली  
फोन - 411 034

Tel: 91-20-2721 0000 Fax: 91-20-2721 0001  
e-mail: gsp@rediffmail.com

GSPR DEVELOPERS PRIVATE LIMITED  
  
Authorised Signatory





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMIT BANIK

KAWALESH BANIK

12/03/1983

Permanent Account Number

AGVPB5613R

*Amit Banik*

Signature



*In case this card is lost / found, kindly inform / return to :-*

Income Tax PAN Services Unit, UTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/वापस :-

आयकर पैन सेवा यूनिट, UTISI,  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



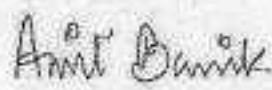
*Amit Banik.*



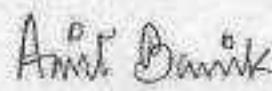


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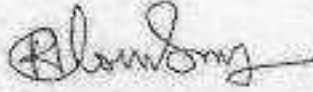
## Seller, Buyer and Property Details

### A. Land Lord & Developer Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p><b>Shri AMIT BANIK</b>                      Son of Shri KAMALESH BANIK                      C G 231, SALT LAKE CITY, SECTOR II, P.O:-                      SECH BHAWAN, P.S:- East Bidhannagar,                      Kolkata, District:-North 24-Parganas, West                      Bengal, India, PIN - 700091</p>	 21/06/2016 2:06:39 PM	 LTI 21/06/2016 2:07:01 PM
		 21/06/2016 2:10:56 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p><b>Shri AMIT BANIK</b>                      Son of Shri KAMALESH BANIK                      C G 231, SALT LAKE CITY, SECTOR II, P.O:-                      SECH BHAWAN, P.S:- East Bidhannagar,                      Kolkata, District:-North 24-Parganas, West                      Bengal, India, PIN - 700091 Sex: Male, By Caste:                      Hindu, Occupation: Student, Citizen of India, PAN                      No. AGVPB5613R.; Status : Individual; Date of                      Execution : 21/06/2016; Date of Admission :                      21/06/2016; Place of Admission of Execution :                      Office</p>	 21/06/2016 2:06:39 PM	 LTI 21/06/2016 2:07:01 PM
		 21/06/2016 2:10:56 PM	



Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<b>GSPR DEVELOPERS PVT LTD</b> AKASH NILAY, GR. FLOOR, NARAYANPUR BATTALA, P.O:- R GOPALPUR, P.S:- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India. PIN - 700136 PAN No. AABCJ2378Q;; Status . Organization; Represented by representative as given below:-		
1(1)	<b>Shri PRABIR ROY CHOWDHURY</b> <b>HATIARA MAJHERPARA, P O- HATIARA, P.S:-</b> <b>Rajarhat, Kolkata, District:-North 24-Parganas,</b> <b>West Bengal, India, PIN - 700157 Sex: Male, By</b> <b>Caste: Hindu, Occupation: Business, Citizen of:</b> <b>India, PAN No. ADIPR1B41H,; Status :</b> <b>Representative; Date of Execution : 21/06/2016;</b> <b>Date of Admission . 21/06/2016; Place of</b> <b>Admission of Execution : Office</b>	 21/06/2016 2:08:18 PM	 LTI 21/06/2016 2:08:31 PM
		 21/06/2016 2:08:46 PM	

### B. Identify Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<b>Mr ASHIM TARAFDER</b> <b>Son of Late SAILENDRANATH</b> <b>TARAFDER</b> <b>KHANTURA, P.O:- KHANTURA, P.S:-</b> <b>Habra, District:-North 24-Parganas,</b> <b>West Bengal, India, PIN - 743273 Sex:</b> <b>Male, By Caste: Hindu, Occupation:</b> <b>Advocate, Citizen of: India,</b>	<b>Shri AMIT BANIK, Shri PRABIR</b> <b>ROY CHOWDHURY</b>	 21/06/2016 2:09:45 PM

### 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



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:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur	LR Plot No:- 3408 , LR Khatian No:- 8227	5 Dec	1/-	60,60,605/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L2	District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur	LR Plot No:- 3410 , LR Khatian No:- 8227	4 Dec	1/-	48,48,484/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L3	District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur	LR Plot No:- 3456 , LR Khatian No:- 8227	1 Dec	1/-	12,12,121/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

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	Shri AMIT BANIK	GSPR DEVELOPERS PVT LTD	5	100
L2	Shri AMIT BANIK	GSPR DEVELOPERS PVT LTD	4	100
L3	Shri AMIT BANIK	GSPR DEVELOPERS PVT LTD	1	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Ashim Tarafder
Address	Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124
Applicant's Status	Advocate





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

Endorsement For Deed Number : I - 150401103 / 2016

Query No/Year	15041000230570/2016	Serial no/Year	1504001082 / 20-16
Deed No/Year	I - 150401103 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri AMIT BANIK	Presented At	Office
Date of Execution	21-06-2016	Date of Presentation	21-06-2016

Remarks

On 15/06/2016

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,21,21,210/-

(Goutam Sinha Roy)

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

On 21/06/2016

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.

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

Presented for registration at 13:34 hrs on : 21/06/2016, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri AMIT BANIK , Executant.

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

Execution is admitted on 21/06/2016 by

Shri AMIT BANIK, Son of Shri KAMALESH BANIK, C G 231, SALT LAKE CITY, SECTOR II, P.O: SECH BHAWAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Student

Identified by Mr ASHIM TARAFDER, Son of Late SAILENDRANATH TARAFDER, KHANTURA, P O: KHANTURA, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, By caste Hindu, By Profession Advocate

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

Execution is admitted on 21/06/2016 by

Shri PRABIR ROY CHOWDHURY AUTHORISED SIGNATORY, GSPR DEVELOPERS PVT LTD, AKASH NILAY, GR. FLOOR, NARAYANPUR BATTALA, P O:- R GOPALPUR, P.S:- Airport, Kolkata. District:-North 24-



24 Parganas, West Bengal, India, PIN - 700136 Shri PRABIR ROY CHOWDHURY, Son of Late NETAI ROY, HATIARA MAJHERPARA, P.O: HATIARA, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By profession Business  
Identified by Mr ASHIM TARAFDER, Son of Late SAILENORANATH TARAFDER, KHANTURA, P O: KHANTURA, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, By caste Hindu, By Profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,010/- ( B = Rs 43,989/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 44,010/-

#### Description of Draft

1. Rs 44,010/- is paid, by the Draft(8554) No. 585291000428, Date: 21/06/2016, Bank: STATE BANK OF INDIA (SBI), CF BLOCKSALT LAKE.

#### Payment of Stamp Duty

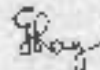
Certified that required Stamp Duty payable for this document is Rs 20,021/- and Stamp Duty paid by Draft Rs 20,000/- by Stamp Rs 100/-

#### Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 1422. Purchased on 20/06/2016, Vendor named T K SAHA.

#### Description of Draft

1. Rs 20,000/- is paid, by the Draft(8554) No: 585290000428, Date: 21/06/2016, Bank: STATE BANK OF INDIA (SBI), CF BLOCKSALT LAKE.



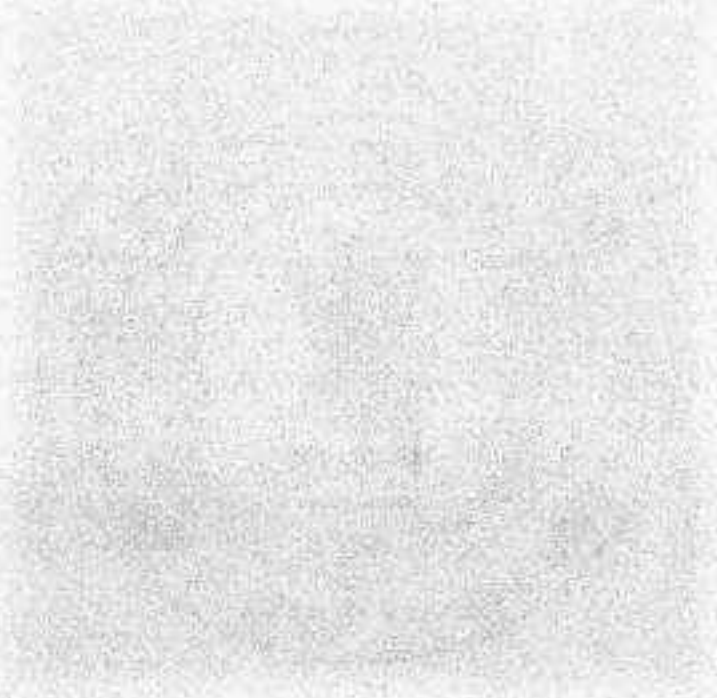
(Goutam Sinha Roy)

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



Handwritten marks and scribbles in the top right corner.





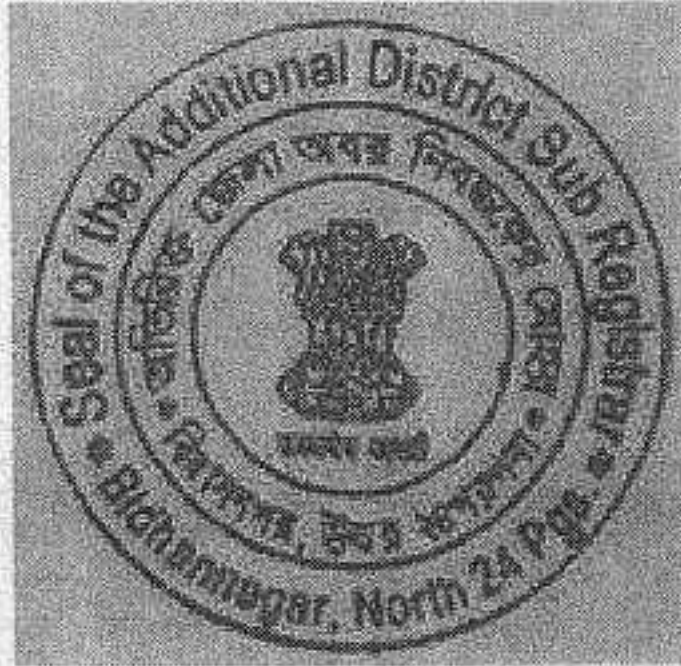
Faint, illegible text located in the lower right quadrant of the page. The text is too light to read clearly but appears to be organized into several lines.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2016, Page from 39139 to 39174

being No 150401103 for the year 2016.



*Ray*

Digitally signed by GAUTAM SINHA RAY  
Date: 2016.06.21 16:01:40 +05:30  
Reason: Digital Signing of Deed.

(Goutam Sinha Roy) 21-06-2016 16:01:39  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)