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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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M.V. 4,19,99,991

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

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 Addl. District Sub-Registrar  
 Bidhanagar, (Salt Lake City)  
 11 MAR 2016

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT is made on this the 10<sup>th</sup> day of March 2016 (Two Thousand and Sixteen) A.D.

V/c no  
74/16

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9/3/2016  
ASPR

Developers Pvt Ltd  
New Market, Salt Lake

নব্ব -  
সন ও তারিখ -  
প্রেরতার নাম -  
স্বাক্ষর -  
স্ট্যাম্প মূল্য -  
ভেজার শ্রী -

বারান্নাত কোর্ট  
উল্লর ২৪ পরগণা

চি. ডি. নং -  
স্ট্যাম্প জারির তারিখ - 24.2.2016  
মোট স্ট্যাম্পের মূল্য - 150000  
প্রেরতার নাম - বারান্নাত  
ভেজার শ্রী ভাগন কুমার সাহা

Kamalesh Bank



N.V.T. / 214

Kamalesh Bank



N.V.T. / 215

Rita Bank



N.V.T. / 216

Priyanka Bank

স্বাক্ষরিত ও স্ট্যাম্পিত নথি প্রমাণিত হইবে  
অন্যথা হইলে তাহা স্বীকার্য হইবে না  
স্বাক্ষরিত ও স্ট্যাম্পিত নথি প্রমাণিত হইবে  
অন্যথা হইলে তাহা স্বীকার্য হইবে না



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

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BETWEEN

1) SHRI KAMALESH BANIK Pan No. ADLPB2553R, Son of Late Prafulla Banik, 2) SMT. RITA BANIK Pan No. AEFPR3646K, Wife of Shri Kamalesh Banik, 3) Ms. PRIYANKA BANIK Pan No. AZNPR7273Q, Daughter of Shri Kamalesh Banik, all are by Faith - Hindu, by Nationality- Indian, by Occupation - No. 1 & 2 Business, No. 3 Student, all are residing at CG - 231, Salt Lake, Sector - II, P.O. - Bikash Bhavan, P.S. Bidhannagar East, Kolkata - 700 091, hereinafter called the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective 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. & Police Station : Airport, District 24 Parganas (North), Kolkata-700 136, represented by its Authorised Signatory SRI PRAHIR ROY CHOWDHURY, Son of Late Netaji Roy Chowdhury, PAN Card No. ADIPR1841H, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Hatiara Majherpara, P.O. Hatiara, 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 nesa Bibi, Halima Bibi and Asma Bibi jointly seized 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.



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PHOSWORTH LTD.  
**Phosworth**

Advocate

Ashwin Temple  
40 Lane Sankaranda Math  
Temple  
Advocate Basant court



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**Sale of property of Mostafa Mondal and Suratan Bibi to Moharak 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. I, 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. I, 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. I, 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 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/I, 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



*[Signature]*  
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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. 1, 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 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 Priyanka 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. 1, CD Volume No. 20, Pages from 2747 to 2759, Gift deed No. 09691 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.

*Ashwin Ghosh*



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**L.R. Record:** In the L.R.R.O.R., the names of the Present Land Owners are duly recorded in the record of rights as Rayats under L.R. Khatian Nos. 5511, 5512, 8226, in respect of their respective share of property.

- ii) Ownership of Property :** In the above mentioned circumstances, the said Shri Kamallesh Banik became the absolute owner of all that piece and parcel of land measuring more or less 07 Cottahs recorded in L.R. Dag No. 3408, 3410, 3456, under L.R. Khatian Nos. 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 And Smt. Rita Banik became the absolute owner of all that piece and parcel of land measuring more or less 07 Cottahs recorded in L.R. Dag No. 3410, 3456, under L.R. Khatian Nos. 5511, 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 Ms. Priyanka 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. 3410, 3456, under L.R. Khatian Nos. 8226, 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 i.e. in total land measuring more or less 20 Cottahs equivalent to 33 Decimals free from all encumbrances whatsoever.

b) The Landowners 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 33 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. Be it mentioned that Shri Amit Banik, son of the land owner numbers 1 and 2, and the brother of the landowner number 3, has a piece and parcel of land, of which he is the owner, admeasuring more or less 6 cottahs recorded in a RS Dag number 3408, 3410, 3456, under LR Khatian numbers 8227, of Mouza-Gopalpur, JL number 2, Revisional Survey No. 140, Touzi number 125B/1, under the local limit of Bidhannagar Municipal Corporation, under the jurisdiction of ADSR Bidhannagar Salt Lake City, within Police Station Airport, District North 24 Parganas, free from all encumbrances whatsoever; which he had obtained by a deed of gift dated 4th day of September, 2009, registered in the office of ADSR Bidhannagar, Salt Lake City, Book

*Ashwin*



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l. CD volume number 20, pages from 2747 to 2759, gift deed number 09594 for the year 2009, which he obtained by way of gift from the landowners number 1 and 2.

c) The Landowners hereof with an object of having more gainful utilization of their said Plot of Land / Premises are now 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 Bidhanagar 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 to be sanctioned by the Bidhanagar Municipal Corporation in the name of Landowners exclusively at the costs and expenses of the Developer hereto. To maximise the floor area ratio of the proposed construction, the landowners herein have agreed to amalgamate the plots of land presently held by them amongst themselves as well as with that of Sri Amit Banik, and that the plan to be sanctioned by the Bidhanagar Municipal Corporation owned be on the amalgamated plots of the present landowners as well as that of Sri Amit Banik, referred to above. Towards that end, the present landowners would endeavour to facilitate the execution of another joint-venture agreement between the developer herein and Sri Amit Banik, an Indian citizen, who is at present in the United States of America, and would come to India soon. If the Developer wants to execute more joint venture agreements with other party or purchase adjacent land, the Land Owners will not raise any objection.

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 Landowners duly agreed to undertake such development work on the said Premises of the Landowners 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**

follows:-

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*Amit Banik*





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1. That the present Agreement for Development for all purposes deemed to have been commenced on and with effect from 10th day of March 2016.

2. The Landowners represent and declare as follows:-

a) That the Landowners 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 Landowners 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 Landowners are also free from all kinds of charges, liens, dispendens, attachments, trusts, acquisitions and requisitions of any nature whatsoever.

d) That there is no excess vacant land in 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 Landowners 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 Landowners 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.

g) That the Landowners 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 here of and the Landowners till date neither created any mortgage, charge nor attach the said premises with other encumbrances in any manner whatsoever.

h) That the Landowners 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 Landowners and the Developer do hereby declare and covenant as follows:-

a) That in lieu of the consideration so mentioned in the Second Schedule, Part - I written hereinafter, the Landowners hereby grant exclusive right and authority to the Developer to carry out the development work in respect of the said premises of the Landowners by constructing there upon the proposed G+9/10/11 storeyed building in accordance with the sanctioned building plan of the Bidhanagar Municipal Corporation with in the period of 18 (Eighteen) months along with a grace period of



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6 (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 Landowners as her constituted attorney. However, all such Building Plan/s and applications if so required are to be signed by the Landowners as and when so called upon by the Developer.

c) That upon obtaining the sanctioned Building Plan of the Bidhanagar Municipal Corporation by the Developer, the Landowners will deliver physical possession of their said premises to the Developer for starting the Development work thereon

d) That the Developer shall be authorized in the name of the Landowners 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 with developers own cost.

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 owners Share.

f) The Developer shall at his own cost and expenses apply and obtain all necessary permission, certificates including C.C. 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 Landowners hereof in connection with the present Agreement for Development as well as for all other related acts, deeds 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

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roof of the G+9/10/11 Storeyed building so to be constructed upon the First Schedule by the Developer shall remain under the Owners and Developer jointly if further sanction granted the Developer will be entitled to raise further construction over the same and in such event the Landowners will be entitled to get 45 % of the constructed area upon construction 20 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:

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 Bidhanagar 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 Landowners and the Landowners shall not

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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 Landowners'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 Landowners 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 towards sale of flats and/or units and spaces of the building as and when so called for **PROVIDED HOWEVER** that the Landowners 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 Landowners through the free of cost allocation of all that Landowners allocation together with payment of cash consideration amount so particularly mentioned in the Second Schedule, Part - 1 written hereunder.

b) It is categorically agreed to and declared by the Landowners 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 Landowners 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 Landowners.


**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 Landowners in accordance with the building Plan to be sanctioned by the authority concern 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 entire proposed building will be treated as final and the same will be regarded with all its bindings effect on the parties

*Aslam Yaqub*



  
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thereof. The entire building shall be of Uniform Construction as per specification which is mentioned in this Annexures hereunder.

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 provided 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 Landowners to apply for and obtain allocations for cement, all types of steels, bricks, other building materials and accessories allocable to the Landowners 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 Landowners construct and complete the said G+9/10/11 Storeyed building on the said Premises of the Landowners 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 owners 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 Landowners and shall be borne and paid by the Landowners without raising any objection relating thereto.

7.7 The Landowners 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 Landowners 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 Bilhannagar Municipal Corporation, the Developer and Land owners shall enter into an Allocation Agreement in respect of the Owners allocation as mentioned in the Second Schedule hereunder

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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. 1,60,00,000/- (Rupees One Crore and Sixty 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 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. LANDOWNERS' OBLIGATION.

10.1 The Landowners 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 storied building at the said Premises. If any interference or hindrance is caused by the Landowners or by any of their men, agent, servants and representatives in that event, the Landowners will be liable to pay demurrage to the Developer.

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

10 MAR 2016

10.2 The Landowners 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 Landowners 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 Landowners 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 Bidhannagar 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 Landowners to complete constructional work of the proposed G+9/10/11 storeyed 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 Landowners not to do any act, deed or thing whereby the Landowners are prevented from enjoying, selling, assigning, and/or disposing of any part or portion of the Landowners 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 Landowners 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 landowners be not constructed according to the site of the project, in that case the Landowners will be entitled to get their respective allocation from the other Block of the project according to the sweet will of the Landowners.

*Handwritten signature*



*[Signature]*  
Additional District Sub-Registrar  
Bidhanagar. (Salt Lake City)

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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 ad Partnership between the owners and Developers or as a joint venture between the parties hereto in any manner nor 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.

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 willful 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.....only to each of the Landowners 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 Landowners allocation.

13.4 In the event the Landowners 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 Landowners, in all such circumstances, the Developer shall be entitled to get payment for damages and compensations from the Landowners 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

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Addl. District Sub-Registrar  
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to any other right which the Developer may have against the Landowners, the Developer shall be entitled to sue the Landowners for specific Performance of the present Agreement before the appropriate Legal forum.

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 owners 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 LANDS SAID PREMISES)

ALL THAT piece and parcel of Sali land measuring more or less 04 Decimals out of 33 Decimals according to a share of 0.0120 recorded in L.R. Dag No. 3408, and all that piece and parcel of Sali land measuring more or less 06 Decimals out of 33 Decimals according to a share of 0.1742 recorded in L.R. Dag No. 3410, and all that piece and parcel of Danga land measuring more or less 02 Decimals out of 70 Decimals according to a share of 0.0644 recorded in L.R. Dag No. 3456, under L.R. Khatian No. 5512 (in the name of Kamallesh Banik) AND all that piece and parcel of Sali land measuring more or less 02 Decimals out of 33 Decimals according to a share of 0.2898 recorded in L.R. Dag No. 3410, and all that piece and parcel of Danga land measuring more or less 02 Decimals out of 70 Decimals according to a share of 0.0286 recorded in L.R. Dag No. 3456, under L.R. Khatian No. 5511 (in the name of Rita Banik) AND all that piece and parcel of Sali land measuring more or less 08 Decimals out of 33 Decimals according to a share of 0.2424 recorded in L.R. Dag No. 3410, and

*Armin Singh*





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Addl. District Sub-Registrar  
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all that piece and parcel of Danga land measuring more or less (2 Decimals out of 70 Decimals according to a share of 0.0285 recorded in L.R. Dag No. 3456, under L.R. Khatian No. 8226 (in the name of Rita Banik), in total a land measuring more or less 33 Decimals equivalent to 20 Cottahs of Mouza - Gopalpur, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under the local limit of Bidhanagar Municipal Corporation, under the jurisdiction of A.D.S.R. Bidhanagar 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 and land of Amit Banik

**ON THE SOUTH:** 211 Bus Route (Old 91 Bus Route)

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

**ON THE WEST:** Building on Dag No. 3408(P)

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(PART - I)**

**THE LAND OWNER ALLOCATION:** The Landowners 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 constructed area out of the proposed multi storied building alongwith the proportionate right, title and interest and common facilities attached with the proposed construction of the new building thereon.

Apart from having the aforesaid constructed area the owners also entitled to get a consideration amount of Rs. 1, 60, 00, 000/- (Rupees One Crore and Sixty Lacs) only as interest free refundable security deposit

**(PART - II)**

**THE DEVELOPER'S ALLOCATION:** Save and except the Landowners Allocation so stated in Part -I hereinabove, remaining 55 % of the construction of the total project, in the lands under the present agreement or the amalgamated land as the case may be, the Developer will also get every alternate floor starting with the 1- floor of the constructed areas of the proposed G+9/10/11 Storeyed building constructed on the First Schedule of property shall 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



*[Signature]*  
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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 Landowners 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 Landowners.

**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.
- 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.

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Adi. District Sub-Registrar  
Bidhannagar (Salt Lake City)

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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 shall frame and pip whole on main entrance door with tower bolt.
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. Verandah - 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.

*Atul Singh*





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

10 MAR 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. Pratik Bhattacharya  
DL-100, Sec-II  
KOL-91

V1) Kamalashu Banik

2. Samir K. Ghosh  
DL-100, Sec-II  
Kolkata-700091

V2) Rita Banik

V3) Priyanka Banik

SIGNATURE OF THE LANDOWNERS  
OF THE ONE PART

Drafted by :-

Ashim Tarafder

Ashim Tarafder  
Advocate

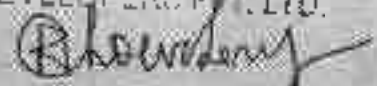
Judges' Court, Barasat  
WB - 948/1986

Typed by :

Biswanath Bishou

Biswanath Bishou  
Udayrajpur, Kolkata - 129

GSPR DEVELOPERS PVT. LTD.



Authorised Signatory

SIGNATURE OF THE DEVELOPER  
OF THE OTHER PART



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

10 MAR 2016



MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 1,60,00,000/- (Rupees One Crore and Sixty Lacs) only from the within named Developer as per memo below :-

- 1. By way of RTGS Vide No. 5201601192495475189 Rs. 30,00,000/-  
Dated 19.01.16 through SBI CF Block Salt Lake Branch.
- 2. By way of RTGS Vide No. 52016011924954728 Rs. 20,00,000/-  
Dated 19.01.16 through SBI CF Block Salt Lake Branch.
- 3. By way of RTGS vide No. 520160302774095 Rs. 40,00,000/-  
through S.B.I. Salt Lake 10.3.2016 Rs. 40,00,000/-
- 4. By way of RTGS vide No. 5201603127076282 Rs. 40,00,000/-  
through S.B.I. Salt Lake 10.3.2016
- 5. By way of RTGS vide No. 5201603127077213 Rs. 20,00,000/-  
through S.B.I. Salt Lake dt 10.3.2016
- 6. Pay charge of R.S.B.-1 Salt Lake  
Branch vide No. 899699. 10,00,000/-

Kamalesh Bank

WITNESSES :-

- 1) Pratik Bhosmik  
DL-100, Sec - II  
KOL - 91
- 2) Samir K. Ghosh  
DL-100, Sec - II  
Kolkata - 700091

Drafted by :-

Ashim Tarafder  
Ashim Tarafder  
Advocate  
Judges' Court, Barasat.  
WB - 948/1986

Typed by:

Biswanath Bishnu  
Biswanath Bishnu  
Udayrajpur, Kolkata - 129.

- 1) Kamalesh Bank
  - 2) Rita Banik
  - 3) Priyanka Banik.
- SIGNATURE OF THE LAND OWNERS



*[Signature]*  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

10 MAR 2016

SIGNATURE OF THE  
PRESENT AND  
EXECUTANT SELLER  
BY RECLAIMENT  
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

 <i>Kamalash Bani</i>	L.H.					
	R.H.					

ATTESTED:-

*Kamalash Bani*

 <i>Riba Bani</i>	L.H.					
	R.H.					

ATTESTED:-

*Riba Bani*





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

10 MAR 2016

SIGNATURE OF THE  
PRESENTANT/  
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

 <i>Prizanka Banik.</i>	L.H.					
	R.H.					

ATTESTED:- *Prizanka Banik.*

 <i>[Signature]</i>	L.H.					
	R.H.					

*[Signature]*  
ATTESTED:-

GUARDEAN OF THE SEAL  
*[Signature]*  
Authorised Signatory



*[Signature]*  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

10 MAR 2016





10483/16







Government of West Bengal

Department of Finance (Revenue) . Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R, BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15041000105513/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Kamalesh Banik C G 231 Salt Lake City, Sector II, P.O. Sech Bhaban, P.S. East Bidhannagar, Kolkata, District. North 24-Parganas, West Bengal India, PIN - 700091	Land Lord	 Kamalesh Banik		Kamalesh Banik 10.03.16
2	Smt Rita Banik C G 231 Salt Lake City, Sector II, P.O. Sech Bhaban, P.S. East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Land Lord			Rita Banik 10.03.16
3	Ms Priyanka Banik C G 231 Salt Lake City Sector II P.O. Sech Bhaban, P.S. East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Land Lord	 Priyanka Banik		Priyanka Banik 10.03.16



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## Seller, Buyer and Property Details

### A. Land Lord & Developer Details

Presentant Details	
Sl No.	Name and Address of Presentant
1	<p>Shri Kamalesh Banik                      Son of Late Prafulla Banik                      C G 231, Salt Lake City, Sector I I, P.O:- Sech Bhaban, P.S:- East Bidhannagar, Kolkata, District:-North                      24-Parganas, West Bengal, India, PIN - 700091</p>
Land Lord Details	
Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Shri Kamalesh Banik                      Son of Late Prafulla Banik                      C G 231 Salt Lake City, Sector I I, P O:- Sech Bhaban, P.S:- East Bidhannagar, Kolkata, District:-North                      24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen                      of India, PAN No: ADLPB2553R.; Status: Individual; Date of Execution: 10/03/2016; Date of Admission:                      10/03/2016; Place of Admission of Execution: Pvt. Residence</p>
2	<p>Smt. Rita Banik                      Wife of Shri Kamalesh Banik                      C G 231 Salt Lake City, Sector I I, P.O:- Sech Bhaban, P.S:- East Bidhannagar, Kolkata, District:-North 24-                      Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen                      of India, PAN No: AEEPB3646X.; Status: Individual; Date of Execution: 10/03/2016; Date of Admission:                      10/03/2016; Place of Admission of Execution: Pvt. Residence</p>
3	<p>Ms Priyanka Banik                      Daughter of Shri Kamalesh Banik                      C G 231 Salt Lake City Sector I I, P.O:- Sech Bhaban, P.S:- East Bidhannagar, Kolkata, District:-North 24-                      Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen                      of India, PAN No: AZNPB7273Q; Status: Individual; Date of Execution: 10/03/2016; Date of Admission:                      10/03/2016; Place of Admission of Execution: Pvt. Residence</p>





**Developer Details**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	G spr Developers Pvt Ltd Akash Nilay- Gr Floor, Narayanpur Battala, P.O.- Airport, 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)	Shri Prabir Roy Chowdhury HATIARA MAJHERPARA, P.O - HATIARA, P.S.- New Town, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No ADIPR1841H, Status: Representative; Date of Execution: 10/03/2016, Date of Admission: 10/03/2016, Place of Admission of Execution: Pvt. Residence

**B. Identifier Details**

**Identifier Details**

Sl.No.	Identifier Name & Address	Identifier of	Signature
1	Mr ASHIM TARAFDER Son of Late SAILENDRA NATH TARAFDER BARASAT JUDGES COURT, P.O.- BARASAT, P.S.- Barasat, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India.	Shri Kamallesh Banik, Smt Rita Banik, Ms Priyanka Banik, Shri Prabir Roy Chowdhury	

**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
1	District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old B1 Route (Kalknall Road), Mouza: Gopalpur	LR Plot No:- 3408 LR Khatian No:-5512	4 Dec	19,39,392/-	50,00,000/-	Proposed Use: Basu, ROR: Sha.), Width of Approach Road: 40 Ft., Adjacent to Metre Road





**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Settorth Value(In Rs.)	Market Value(In Rs.)	Other Details
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- 5512	5 Dec	29,09,088/-	76,36,362/-	Proposed Use: Basu ROR, Danga Width of Approach Road: 40 Ft. Adjacent to Metal Road
L3	District North 24-Parganas, P.S - Airport, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur	LR Plot No - 3450 LR Khatian No- 5512	2 Dec	9,69,696/-	26,45,454/-	Proposed Use: Basu ROR, Danga Width of Approach Road: 40 Ft. Adjacent to Metal Road
L4	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 - 5511	9 Dec	43,83,832/-	1,14,54,545/-	Proposed Use: Basu ROR, Danga Width of Approach Road: 40 Ft. Adjacent to Metal Road
L5	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- 5511	2 Dec	9,69,696/-	26,45,454/-	Proposed Use: Basu ROR, Danga Width of Approach Road: 40 Ft. Adjacent to Metal Road
L6	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- 8226	6 Dec	38,78,784/-	1,01,81,818/-	Proposed Use: Basu ROR, Danga Width of Approach Road: 40 Ft. Adjacent to Metal Road



**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Particulars
17	District North 24-Farganas P.S.- Airport, Municipality. BIDHANNAGAR MUNICIPALITY CORPORATION Road Old 31 Route (Kaikhan Road), Mouza Gopabari	LR Plot No:- 3488, LR Khatian No:- 8226	2 Dec	9,69,696/-	25,15,454/-	Promised User Bank FOR Donga Width of Approach Road: 40 Ft. Adjacent to Metal 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 Kamallesh Banik	Gspr Developers Pvt Ltd	1.33333	33.3333
	Smt Rita Banik	Gspr Developers Pvt Ltd	1.33333	33.3333
	Ms Priyanka Banik	Gspr Developers Pvt Ltd	1.33333	33.3333
L2	Shri Kamallesh Banik	Gspr Developers Pvt Ltd	2	33.3333
	Smt Rita Banik	Gspr Developers Pvt Ltd	2	33.3333
	Ms Priyanka Banik	Gspr Developers Pvt Ltd	2	33.3333
L3	Shri Kamallesh Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
	Smt Rita Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
	Ms Priyanka Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
L4	Shri Kamallesh Banik	Gspr Developers Pvt Ltd	3	33.3333
	Smt Rita Banik	Gspr Developers Pvt Ltd	3	33.3333
	Ms Priyanka Banik	Gspr Developers Pvt Ltd	3	33.3333
L5	Shri Kamallesh Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
	Smt Rita Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
	Ms Priyanka Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
L6	Shri Kamallesh Banik	Gspr Developers Pvt Ltd	2.66667	33.3333
	Smt Rita Banik	Gspr Developers Pvt Ltd	2.66667	33.3333
	Ms Priyanka Banik	Gspr Developers Pvt Ltd	2.66667	33.3333
L7	Shri Kamallesh Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
	Smt Rita Banik	Gspr Developers Pvt Ltd	0.666667	33.3333
	Ms Priyanka Banik	Gspr Developers Pvt Ltd	0.666667	33.3333

**D. Applicant Details**

Details of the applicant who has submitted the requisition form





Details of the applicant who has submitted the requisition form

Applicant's Name	Ashim Tarafdar
Address	Judges Court Barasat 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 - 150400483 / 2016

Query No/Year	15041000105513/2016	SerialNo/Year	1504000481 / 2016
Deed No/Year	I - 150400483 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Kamalesh Bank	Presented At	Private Residence
Date of Execution	10-03-2016	Date of Presentation	10-03-2016

Remarks:

On 09/03/2016:

Certificate of Market Value (WB PUOT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,19,98,991/-

(Gautam Sinha Roy)

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

On 10/03/2016:

Presentation (Under Section 52 & Rule 22A(3), 48(1), W.B. Registration Rules, 1952)

Presented for registration at 19:30 hrs on 10/03/2016, at the Private residence by Shri Kamalesh Bank, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1952)

Execution is admitted on 10/03/2016 by

Shri Kamalesh Bank, Son of Late Prafulla Banik, C G 231, Salt Lake City, Sector I I, P.O. Sechi Bhaban, Thana: East Bidhannagar, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Business

Identified by Mr. ASHIM TARAFDER, Son of Late SAILENDRA NATH TARAFDER, BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1952)

Execution is admitted on 10/03/2016 by

Smt Rita Banik, Wife of Shri Kamalesh Bank, C G 231 Salt Lake City, Sector I I, P.O: Sechi Bhaban, Thana: East Bidhannagar, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL India, PIN - 700091 By caste Hindu, By Profession Business

Identified by Mr. ASHIM TARAFDER, Son of Late SAILENDRA NATH TARAFDER, BARASAT JUDGES COURT, P.O BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas WEST BENGAL, India, PIN - 700124 By caste Hindu, By Profession Advocate





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

Execution is admitted on 10/03/2016 by

Ms Priyanka Banik, Daughter of Shri Kamallesh Banik C/G 231 Salt Lake City Sector II, P.O: Sechi Bhaban, Thana: East Bidhannagar, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700061  
By caste Hindu, By Profession Student.

Identified by Mr ASHIM TARAFDER, Son of Late SAILENDRA NATH TARAFDER, BARASAT JUDGES COURT, P.O. BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Advocate

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

Execution is admitted on 10/03/2016 by

Shri Prabir Roy Chowdhury AUTHORIZED SIGNATORY, Gopi Developers Pvt Ltd, Akash Nilay - Gr Floor, Narayanpur Battala, P.O:- Airport, P.S:- Airport, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Shri Prabir Roy Chowdhury, Son of Late Netaji Roy Chowdhury, HATIARA MAJHERPARA, P.O HATIARA, Thana: New Town, 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 SAILENDRA NATH TARAFDER, BARASAT JUDGES COURT, P.O. BARASAT, Thana: Barasat, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Advocate

  
(Goutam Sinha Roy)

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

On 10/03/2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,76,010/- ( B = Rs 1,75,989/- E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 1,76,010/-

Description of Draft

1 Rs 1,76,010/- is paid, by the Draft (8554) No: 584619000426, Date: 10/03/2016, Bank: STATE BANK OF INDIA (SBI), CF BLOCKSALT LAKE

Payment of Stamp Duty

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



Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 1173, Purchased on 09/03/2016, Vendor named T K SAHA.

Description of Draft

1. Rs 75,021/- is paid by the Draft (8554) No: 584620000428, Date: 10/03/2016, Bank: STATE BANK OF INDIA (SBI), CF-BLOCKSALT LAKE.



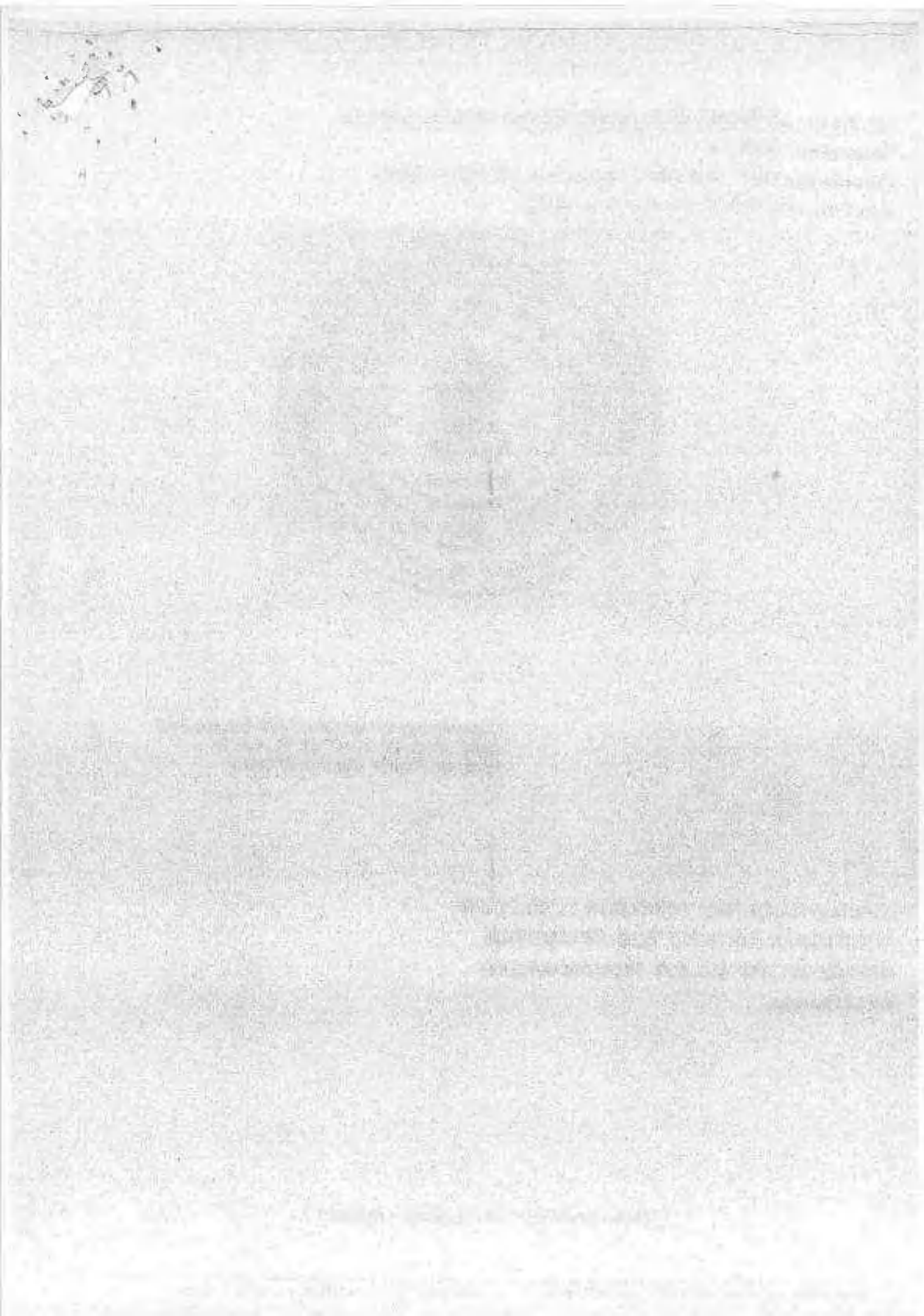
(Goutam Sinha Roy)

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









Certificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 1504-2016, Page from 16378 to 16412

being No 150400483 for the year 2016.



Digitally signed by GAUTAM SINHA RAY  
Date: 2016.03.15 11:28:39 +05:30  
Reason: Digital Signing of Deed.

(Goutam Sinha Roy) 15/03/2016 11:28:37 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)