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R. Mandal
District Sub-Registrar-II
Alipore, South 24 Parganas

24 AUG 2017

**JOINT VENTURE/DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPER POWER OF ATTORNEY**

THIS AGREEMENT made this the *24th* day of August Two Thousand
and Seventeen (2017)

BETWEEN

[Signature]
Advocate

For Proprietor
[Signature]
Proprietor

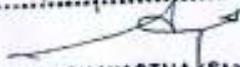
18 AUG 2017

4277Date.....

Name..... Debes Kr Misra (Adv.)
High Court, Cal-1

Address.....

Rs. 100.....


A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27



District Sub-Register-II
Alipore, South 24 Parganas

Identified by:

Tapank Mishra
Advocate
High Court, Calcutta

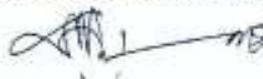
24 AUG 2017

(1) **SRI NEMAI RANJAN MUKHERJEE**, (PAN : CKQPM7537N), son of Late Kalipada Mukherjee, by Occupation – Retired Person, (2) **SRI VASKAR MUKHERJEE**, (PAN : AIUPM8961E), by Occupation – Service, (3) **SRI SUBHANKAR MUKHERJEE**, (PAN : AITPM2796E), by Occupation – Service, (4) **SMT. PUSPITA MUKHERJEE**, (PAN : CSCPM2706F), by Occupation – House wife, (2) to (4) all sons and daughter of Sri Nema Ranjan Mukherjee and Late Gouri Rani Mukherjee, all by Faith - Hindu, all by Nationality - Indian, all are residing at Premises No.256, Parui Pucca Road, corresponding to Postal Address 46/2, Parui Pucca Road, Post Office – Sarsuna, Police Station – Behala, Kolkata – 700 061, District – South 24-Parganas, hereinafter jointly called and referred to as the **“OWNERS/ VENDORS/FIRST PARTIES”** (which expression unless repugnant to the context shall mean and include their heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **FIRST PART**.

AND

“MESSRS BASBHUMI”, (PAN – AFNPB5701P), a proprietorship firm having its office at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas, represented by its sole proprietor namely **SRI DEBABRATA BHATTACHARYA**, (PAN – AFNPB5701P), son of Sri Nripendra Nath Bhattacharjee, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas, hereinafter called the **“DEVELOPER/ SECOND PARTY”** (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assigns, representative/representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS by virtue of a registered Deed of Sale dated 16.02.1971, registered in the Office of Jt. Sub-Registrar of Alipore at Behala and entered into Book No.1, Volume No.12, at Pages 156 to 161, Deed No.582, for the year 1971, one Gouri Rani Mukherjee, deceased wife of the Owner No.1 and deceased mother of the Owners Nos. 2 to 4 purchased a plot of Bastu land measuring an area of 4 (Four) Cottahs from one Sk. Golam Rabbani, son of Late Sk. Baharali for a valuable consideration as mentioned therein and by virtue of another registered Deed of Sale dated 13.04.1974, registered in the Office of Jt. Sub-Registrar of Alipore at Behala and entered into Book No.1, Volume No.20, at



For BASBHUMI

 Proprietor

Pages 290 to 294, Deed No.1599 for the year 1974 said Gouri Rani Mukherjee agains purchased adjacent plot of Bastu land measuring 1 (One) Cottah 8 (Eight) Chittacks from the said Vendor namely Sk. Golam Rabbani for a valuable consideration as mentioned therein and thus said Gouri Rani Mukherjee purchased the total plot of land measuring an area of 5 (Five) Cottahs 8 (Eight) Chittacks, situated in Mouza – Basudebpur, J.L. No.15, R.S. No.82, Touzi No.351, comprising in C.S. and R.S. Dag No.30, under R.S. Khatian No.379/1, C.S. Khatian No.79, P.S. presently Behala, District – South 24-Parganas.

AND WHEREAS thereafter while in peaceful possession in the aforesaid total land said Gouri Rani Mukherjee, since deceased erected a Two Storied building thereon and she recorded the property in the record of The Kolkata Municipal Corporation known as **Premises No.256, Parui Pucca Road, Assessee No.41-128-17-0255-9.**

AND WHEREAS said Gouri Rani Mukherjee died intestate on 19.03.2013 leaving behind her husband, two sons and one married daughter the present OWNERS i.e. the parties of the **FIRST PART** herein, who have inherited the entire land and building as per Hindu Succession Act, 1956.

AND WHEREAS thus the Parties of the **FIRST PART** herein become the joint Owners by inheritance and are seized and possessed of **ALL THAT** land measuring an area of 5 (Five) Cottahs 8 (Eight) Chittacks 0 (Zero) Sq.ft. more or less along with a two storied existing building situated within The Kolkata Municipal Corporation, under K.M.C. Ward No. 128, known and numbered as K.M.C. Premises No. 256, Parui Pucca Road, being Assessee No. 41-128-17-0255-9, under presently P.S. Behala, Kolkata – 700 061 and the said land has been more fully described in the **SCHEDULE "A"** hereunder written.

AND WHEREAS being desirous of the promotion works of the said Premises the **OWNERS No. 1 to 4** herein desires to enter into a Joint Venture Agreement with **"MESSRS BASBHUMI"**, the **DEVELOPER** herein.

AND WHEREAS it has been settled by and between the Parties that the **OWNERS** shall jointly get from the **DEVELOPER** 45% of the sanction flat area to be situated on entire First floor of the proposed building and one flat for remaining 45% flat portion to be situated on the Third floor of the proposed ground plus three storied building

For MESSRS BASBHUMI

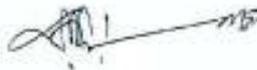


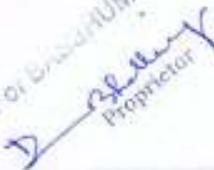

plan with lift facility. The **OWNERS** shall also get 45% of the sanction Car Parking Space on Ground floor. If any flat is erected on Ground floor the **OWNERS** shall also get 45% of the said flat area on Ground floor from the **DEVELOPER**. The old existing building shall be demolished by the **DEVELOPER** at his cost and the **DEVELOPER** shall take the entire sale proceeds thereof. The **OWNERS** shall get three Nos. of shifting from the **DEVELOPER** during construction as mentioned in the **SCHEDULE - B** below.

AND WHEREAS remaining portion of the building excluding the Owners' allocation, the **DEVELOPER** shall enjoy and transfer the same to the intending buyers. The Developer's allocation has been described in the **SCHEDULE-D** below.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
 - (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) **SRI NEMAI RANJAN MUKHERJEE**, (2) **SRI VASKAR MUKHERJEE**, (4) **SMT. PUSPITA MUKHERJEE**, (3) **SRI SUBHANKAR MUKHERJEE**, and their legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.
 - (b) **DEVELOPER** : shall mean **MESSRS BASBHUMI**, a proprietorship firm represented by its sole proprietor namely **SRI DEBABRATA BHATTACHARYA**, the Party of the **SECOND PART** herein for the time being and its respective successor or successors in interest, legal heirs, representatives and administrators.
 - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
 - (d) **PREMISES** : shall mean the Property situated at Mouza - Basudehpur, within K.M.C. Ward No. 128, known as **Premises No. 256, Parui Pucca Road**, Assessee No. 41-128-17-0255-9, presently P.S. Behala, Kolkata - 700 061 as mentioned and described in the **SCHEDULE 'A'** below.



For BASBHUMI

 Proprietor

- (e) **BUILDING** : shall mean the Ground plus Three storied building with lift facility which shall be constructed on the said property as per sanction building plan to be sanctioned by the K.M.C. at the cost of the **DEVELOPER** considering the specifications as mentioned in Annexure - X hereunder.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, stair case, passages ways, driveways, common lavatories, pump room, Lift and lift room of the proposed building, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the Owner and the other flat owners.
- (g) **OWNERS' ALLOCATION** : The **OWNERS** shall jointly get from the **DEVELOPER** 45% of the sanction flat area to be situated on entire First floor of the proposed building and one flat for remaining 45% flat portion to be situated on the Third floor of the proposed ground plus three storied building plan with lift facility. The **OWNERS** shall also get 45% of the sanction Car Parking Space on Ground floor. If any flat is erected on Ground floor the **OWNERS** shall also get 45% of the said flat area on Ground floor from the **DEVELOPER** as mentioned above as **OWNERS' ALLOCATION** in respect of K.M.C, Premises No.256, Parui Pucca Road, Police Station - Behala, Kolkata - 700 061, Ward No.128, of The Kolkata Municipal Corporation. Beside this the **OWNERS** also enjoy the undivided proportionate share of land as morefully mentioned in the **SCHEDULE "B"** hereunder written.
- (h) **DEVELOPER'S ALLOCATION** : shall mean all other rest flats, Car Parking Spaces, i.e. rest portions flat and Car Parking on the Ground floor, entire Second floor and entire Third floor excluding one flat on Third floor as allotted shares of the **OWNERS** as mentioned in the **SCHEDULE "B"** below togetherwith proportionate shares of land and common rights etc. as mentioned in the

For BASEHUMI
 D. Ghosh
 Proprietor

[Handwritten Signature]

SCHEDULE "C" below and other facilities and amenities thereto morefully described in the **SCHEDULE 'D'** hereunder written.

- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning superintending the works of the proposed building.
 - (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation Borough Office - XIII at the cost of the **DEVELOPER** herein.
 - (k) **TRANSFER**: shall mean the **OWNERS** may transfer their allotted share and the **DEVELOPER** may transfer his allotted share of the proposed building togetherwith their respective Car Parking Spaces as specifically mentioned in the **SCHEDULE - B & SCHEDULE - D** below and the proposed building to be erected as per duly sanctioned building plan complying with the Building Rules of Kolkata Municipal Corporation and such transfer to be made under the provisions of the transfer of property Act, 1882.
 - (l) **TRANSFeree**: shall mean any person, firm, limited company association or persons or body or individuals to whom any space in the building has been transferred for residential purpose only.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS DECLARE** as follows:
- (a) That they are the absolute joint Owners of the property by inheritance and seized and possessed of and/or well and sufficiently entitled to the said property as described in the **SCHEDULE - A** below.
 - (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said land as described in the **SCHEDULE - A** below.
- 

- (c) That the said Premises is free from all encumbrances, charges, liens, mortgages, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANTS** as follows:

- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans duly sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.
- (b) **OWNERS' ALLOCATION** : the **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval of building plan and its alteration/modification/verification of the sanctioned building plan from the appropriate authorities have been prepared signed and submitted by the **DEVELOPER** for and in the name of the **OWNERS** at the cost of **DEVELOPER** and if any alteration /modification of making further plans for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities on the said land and the **DEVELOPER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** and in their names in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.
- (e) That the **DEVELOPER** Firm shall erect the building in the said premises as per the sanctioned building plan to be sanctioned by K.M.C. and for the same the



OWNERS shall put their signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the Developer's portion togetherwith the undivided proportionate share of land and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER** but the **OWNERS** shall not be liable for the same.

- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground Plus three Storied Building with Lift facility thereon in accordance with the building plan duly sanctioned by the concerned The Kolkata Municipal Corporation Office.
- (g) The **DEVELOPER** shall construct the new Ground plus three storied building with lift facility on the land and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper for such construction of the said proposed building according to the building plan duly sanctioned by The Kolkata Municipal Corporation on the said land for residential purpose only and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building under construction in the said premises in terms of this Agreement.
- (h) That the **DEVELOPER** shall be exclusively entitled to his respective share of his allocation i.e. **DEVELOPER'S ALLOCATION** in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the name of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work of the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it.



- (j) That the **DEVELOPER** shall at his own costs construct the proposed building in accordance with sanctioned building plan as per specifications bearing all responsibilities thereto and the **DEVELOPER** shall have to complete the entire construction works of the proposed building within **24 (Twenty four) months** from the date of sanction of the building and also taking over possession in the premises whichever is later together with a grace period of 6 (Six) months. If the construction works are hampered due to the events like earth quake, flood, riot, cyclone or tempest and/or for unforeseen circumstances the time may be extended accordingly up to a maximum period of six months. If the **DEVELOPER** cause delay or fail to complete the entire construction works of the proposed building within the time framed as mentioned above then the **DEVELOPER** shall have to pay the **OWNER** at the rate of **Rs.15,000/- (Rupees Fifteen Thousand) only** per month as liquidated damages from the due date of completion of the entire construction work supported by the work completion certificate from the competent authority till the actual date of completion of the said construction supported by the work completion certificate from the competent authority.
- (k) That the **DEVELOPER** shall install pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities in the said building at his own cost as required to be provided in the new building to be constructed by the **DEVELOPER**.
- (l) That the old existing building of the concerned premises shall be demolished by the **DEVELOPER** when the **OWNERS** shall hand over the same immediate after sanction of the building plan. The **DEVELOPER** shall demolish the same and enjoy the entire sale proceeds thereto. But the **DEVELOPER** shall have to give the 3 Nos. of shifting/rented accommodation to the **OWNERS** during the construction of the building. Out of 3 Nos. of rented accommodation, 2 Nos. of accommodation shall be of 2 BHK flats and other one accommodation shall be of 3 BHK flats. It is pertinent to mention herein that the **DEVELOPER** shall have to pay the advance rent and also advance security deposit, if required to the land lord directly for such rented accommodation.



- (m) That it has been decided by and between the parties herein that if the proposed building is not fully completed within the stipulated period including the grace period and if the **DEVELOPER** is then unable to complete the rest construction of the building due to any valid reason, the Agreement for Development together with the Power of Attorney shall be cancelled/revoked provided a new Developer/ Contractor may be appointed from the end of the **OWNERS** to complete the rest construction at their cost and the **DEVELOPER** shall have to pay the said cost from the sale proceeds of the Developer's Allocation or the entire money involved in the project from the end of the **DEVELOPER** to be refunded to the **DEVELOPER** from the end of the **OWNERS**.

5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-

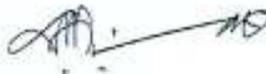
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said property as per plan and specification mentioned herein above by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.

6. The **OWNERS** hereby empower and authorize the **DEVELOPER** namely **SRI DEBABRATA BHATTACHARYA, (PAN - AFNPB5701P)**, son of Sri Nripendra Nath Bhattacharjee, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 8R, Roy Para Bye Lane, Post Office and Police Station - Sinthi, Kolkata - 700 050, District - North 24-Parganas, Sole Proprietor of "**MESSRS BASBHUMI**", (PAN - AFNPB5701P), a proprietorship firm having its office at 8R, Roy Para Bye Lane, Post Office and Police Station - Sinthi, Kolkata - 700 050, District - North 24-Parganas, represented by its to do the project and to act the followings as their Constituted Lawful Attorney: -

- i. To look after and manage the property on behalf of the **OWNERS**.



- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.
- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate their appointments.
- v. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered and to swear any affidavit thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.



- viii. To sign building Plan and/or modified Plan and/or revised Building Plan for our said property and all the papers thereto and to sign the same on our behalf or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit thereto and also sign, execute and registered any Deed of Declaration to be required for the same.
- ix. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus Three storied building with Lift facility is being erected as per sanction building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owner all the Declaration Deed or any other Declaration as mentioned in the SCHEDULE below and registrar the such document as per requirement for interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the PRINCIPALS i.e. LAND OWNERS herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
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- xiv. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of landowner as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.
- xv. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the building plans to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto before the concerned authority/authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.



- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of the this registered Development Agreement below and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of this Development Agreement excluding the **OWNER'S ALLOCATION** as mentioned in the Schedule - B of this Development Agreement.
- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the Schedule - D of this Development Agreement, alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the **SCHEDULE - D** of the said registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per said registered Development Agreement.



- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.
- xxvii. To appear and represent us before any notary public, Addl. Registrar of Assurances - I, Kolkata, District Sub-Registrar - II, Alipore, Additional District Sub-Registrar at Sealdah, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and/or Deed of Amalgamation with adjacent plots and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.
- xxviii. To take necessary steps for registration of the Developer's Allocation as mentioned in the SCHEDULE - D of the said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.



- xxxii. To sign, declare and/or affirm any plaints, written statements petitions, affidavits, verifications, vokalutnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.
- xxxiv. To install lift with other necessary installation and fittings and fixtures etc. in the building of the property and sign and execute all the papers in connection with the such installation of lift in the building.

7. **THE DEVELOPER HEREBY AGREE AND COVENANT WITH THE OWNERS** as follows :-

- (i) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and if any sanction of modification or alteration is required, it shall be done at **DEVELOPER'S** cost.
- (ii) To complete the construction of the building within 30 (Thirty) months from the date of sanction the building plan of the said premises. If the construction works are hampered due to events like earth quake, flood, riot, cyclone or tempest and/or for unforeseen circumstances the completion time may be extended accordingly up to a maximum period of six months or else liquidated damarage charge would be imposed as mentioned hereinbefore.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) That the **DEVELOPER** shall sell the flats and garages of the proposed building to the intending purchaser or purchasers of his allotted shares as described in the **SCHEDULE 'D'** excluding Owners' share as described in the **SCHEDULE 'B'** hereunder written **TOGETHER WITH** proportionate undivided share of land and common portions, roof rights, common places and common services of the building and shall receive advance, booking money, part payment, full consideration money of the respective flats and garages of his allotted shares from

the intending purchaser or purchasers and shall execute and register Agreement for Sale for the said purposes but the **OWNERS** shall not be liable for such money transaction at any manner whatsoever. The **DEVELOPER** shall execute and register Deed of Conveyance or Conveyances in terms of the Transfer of Property Act, 1882, in favour of the intending purchaser or purchasers after handing over building Completion Certificate from the competent authority to the **OWNER** on the strength of the Power of Attorney but the **OWNER** will be indemnified at all material times for all responsibilities and liabilities therefore.

- (v) That the **DEVELOPER** shall not do any act, deal or thing for preventing the **OWNERS** from enjoying, selling, assigning and/or transferring any flats, spaces and garages as described in the "SCHEDULE - B" hereunder written at any manner whatsoever.
- (vi) That the **DEVELOPER** shall pay all taxes, impositions, fines etc. to The Kolkata Municipal Corporation till handing over peaceful vacant possession of the flats and Car Parking Spaces to the **OWNERS** as their shares described in the 'Schedule - B' and also handing over building completion certificate from the competent authority to the **OWNERS**.
- (vii) If the **DEVELOPER** constructs the proposed building by using low quality of building materials causing damages to the building then the **OWNER** shall not be liable for the same and the **DEVELOPER** shall have to bear all responsibilities thereof.
- (viii) That the specification as described in the 'Annexure - X' shall be treated as a part of this agreement.

8. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the entire proposed construction excluding the **OWNERS' ALLOCATION** and the **DEVELOPER** shall enjoy his Allocation without interference or disturbances from their end, provided the **DEVELOPER** shall perform all the construction



work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.

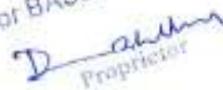
- (ii) The **OWNERS** shall execute and register a separate General Power of Attorney in favour of the **DEVELOPER** for the interest of the project.
- (iii) The **OWNERS** have delivered the original Deed to the **DEVELOPER** at the time execution and registration of this agreement and the **DEVELOPER** has granted a receipt for the same in favour of said **OWNERS**. The same shall be handed over to the **OWNERS** after completion of sale of the entire Developer's Allocation.
- (iv) The **OWNERS** shall have to pay the necessary maintenance of the building and also pay the proportionate taxes after taking possession of the **OWNERS' ALLOCATION** in the said building. The **DEVELOPER** shall pay the taxes for the period of construction of the building till hand over of the building completion certificate from the competent authority.
- (v) After completion of the building the **DEVELOPER** shall also take the Completion Certificate of the building at his cost from the K.M.C.
- (vi) During construction of the building entire financial liability of the project shall be borne by the **DEVELOPER**. During pendency of this agreement the **DEVELOPER** shall never charge the property by any means.

9. **ARBITRATION:**

- (i) Save and except what has been specially stated hereunder, all disputes differences between the parties arising out of the meaning, construction of this Agreement of their respective right and liabilities as per this Agreement shall be adjudicated by the Arbitrator to be appointed jointly by the Parties or of two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an umpire and the decision of the Arbitrators or the Umpire shall be final and conclusive and such procedure to be followed under provisions of the Arbitration and conciliation Act, 1996 and subsequent amendments thereof.



For BASBHUMI


Proprietor

- (ii) Notwithstanding the foregoing provisions, the right to sue for Specific Performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.

10. **JURISDICTION:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta.

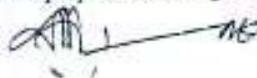
SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

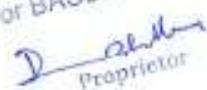
ALL THAT piece and parcel of land measuring an area of 5 (Five) Cottahs 8 (Eight) Chittacks 0 (Zero) Sq.ft. whereon standing a two storied building measuring total covered area of 2000 (Two thousand) Sq.ft. and after demolishing the same a Ground plus three storied building with Lift facility shall be erected on the said land as per sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XIV, situated in Mouza - Basudebpur, J.L. No. 15, Touzi No. 35, R.S. No.82, P.S. Behala. District - South 24 Parganas, under the jurisdiction of The Kolkata Municipal Corporation Ward No. 128, known as K.M.C. Premises No. 256, Parui Pucca Road, corresponding to Postal Address 46/2, Parui Pucca Road, Kolkata - 700 061, being Assessee No. 41-128-17-0255-9, which is butted and bounded by:

ON THE NORTH : Land & Building of Sri Saileswar Sarkar ;
ON THE SOUTH : Others Property ;
ON THE EAST : 17-0" wide Parui Pucca Road ;
ON THE WEST : Land & Sheds of Sm. Sarnalata Das.

SCHEDULE - 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNERS shall jointly get from the DEVELOPER 45% of the sanction flat area to be situated on entire First floor of the proposed building and one flat for remaining



For BASBHUMI

Proprietor

45% flat portion to be situated on the Third floor of the proposed ground plus three storied building plan with lift facility. The **OWNERS** shall also get 45% of the sanction Car Parking Space on Ground floor. If any flat is erected on Ground floor the **OWNERS** shall also get 45% of the said flat area on Ground floor from the **DEVELOPER** as mentioned above as **OWNERS' ALLOCATION** in respect of **K.M.C. Premises No.256, Parui Pucca Road, Police Station – Behala, Kolkata – 700 061, Ward No.128, of The Kolkata Municipal Corporation**. Besides that the **OWNERS** shall get an interest free refundable security deposit of Rs.5,00,000/- (Rupees Five Lakh) only from the **DEVELOPER** after sanctioning the building plan which will be refunded by the **OWNERS** before handing over of Owners' Allocation failing which the said amount will be adjusted with the Owners' Allocated flat area with interest for the delayed period. The **OWNERS** shall also enjoy the undivided proportionate share of land as morefully mentioned in the **SCHEDULE "A"** hereinabove written and also common rights and facilities as mentioned in the **SCHEDULE "C"** hereunder written.

SCHEDULE – 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, landings, common passage, ways, easements, water lines and water, electricity main line and its wiring, meter room, land and boundary wall, lift and lift room of the proposed building, fixtures and fittings vacant spaces, roof, and mummy roof, stair, main gate and entrance and proportionate land, pump and motor, pump room, septic tank, water reservoir and water tank.

SCHEDULE – 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The **DEVELOPER** shall get rest portions flat and Car Parking on the Ground floor, entire Second floor and entire Third floor excluding one flat on Third floor as allotted shares of the **OWNERS** as mentioned in the **SCHEDULE "B"** above togetherwith proportionate shares of land and common rights etc. as mentioned in the **SCHEDULE "C"** above and other facilities and amenities thereto at **Premises No.256, Parui Pucca Road, Police Station – Behala, Kolkata – 700 061, within Ward No.128, of the Kolkata Municipal Corporation**.



For **BASBHUMI**


Proprietor

IN WITNESS WHEREOF the Parties have put their respective signature hereto
the day, month and year first above written.

WITNESSES:

- | | |
|---|---|
| <p>1. Adhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 70086</p> | <p>1. Hemant Kumar Mukherjee
2. Pradyumn (Vasanta Mukherjee)
3. Srinivasan Mukherjee
4. Parjita Mukherjee</p> |
| <p>2. Tapesh Mishra
High Court, Calcutta</p> | <p>_____
SIGNATURE OF THE OWNERS</p> |

For BASBHUMI
D. Debabrata Ghatak
(DEBABRATA GHATAKARYA)
Proprietor

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :

Debes Kumar Misra (MS)
(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-700086
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

For BASBHUMI
D. Debabrata Ghatak
Proprietor

ANNEXURE-XSCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

All Civil work as per I.S.I. standard.

1. Entire Flooring will be Vitrified Tiles (2'0"x2' 0") except Toilet, Kitchen & Staircase which will be with Marble (Marwar Variety(3'0"x2' 0")).
2. Sal Wood (Malaysian) frame in door.
3. Factory made phenol bonded waterproof flush door shutter in door.
4. M.S. grill (Square Bar) and Aluminum Sliding Window.
5. Plaster of Paris inside of wall & staircase.
6. Weather Coat paint in out side wall (Weather shield Max).
7. Synthetic enamel paint in doors & windows (ICI/Berger).
8. Colour glazed tiles (8" x 12") in W.C. and toilets upto 6 ft. height and 3 ft. height in kitchen.
9. Marble slab on kitchen platform.
10. Marble sinks in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing upto window seal height.
13. White vitreous commode, pan, and basin of Parryware/Hindware.
14. Main door one side Teak finish & Godrej Lock (Bed Room lock : Mortise Lock Godrej - 2 Livers).
15. Essco Mark plumbing fittings.
16. Roof tiles on roof for leak and heat proof.
17. Two No's Sheet Gate + One Single Gate in Boundary Wall.
18. Lift (GEE/LT ELEVATORS)
19. Outside corridor finished by checker tiles.

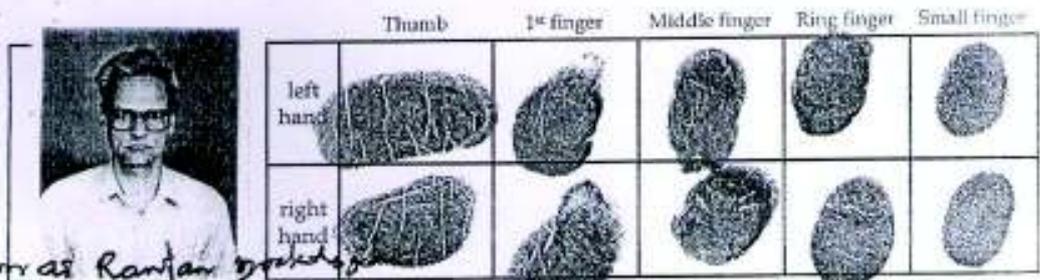
Bed Room	:	2 Light Points, 1 Fan Point, 1 Plug Point.
Drawing/Dining	:	2 Light Points, 2 Fan Points, 1 Plug point, 1 Telephone Point, 1 Cable Point, 1 Plug Point (15 Amp), 1 Calling Bell Point.
Kitchen	:	1 Light Point, 1 Plug Point (15 Amp), 1 Exhaust Fan Point.
Toilet	:	1 Light Point, 1 Greaser Point, 1 Exhaust Fan Point.
W.C.	:	1 Light Point, 1 Exhaust Fan Point.
Verandah	:	1 Light Point.
Flat Wise Separate Main Switch.		

It is noted that if any extra work is done out of the said specification by the OWNERS, for such extra work, the OWNERS shall pay the necessary cost to the DEVELOPER.

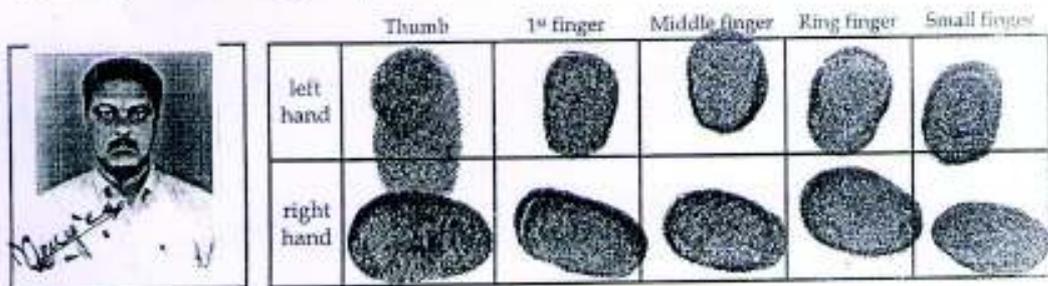
Nemai Rajan

Prasanna (Vasanta Mukherjee)
Prasanna Mukherjee
Prasanna Mukherjee

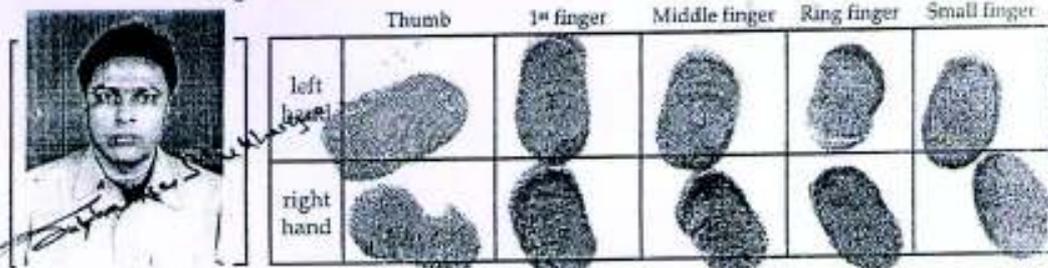
or BASBHUMI
D. Subramanyam
Proprietor
For BASBHUMI
D. Subramanyam



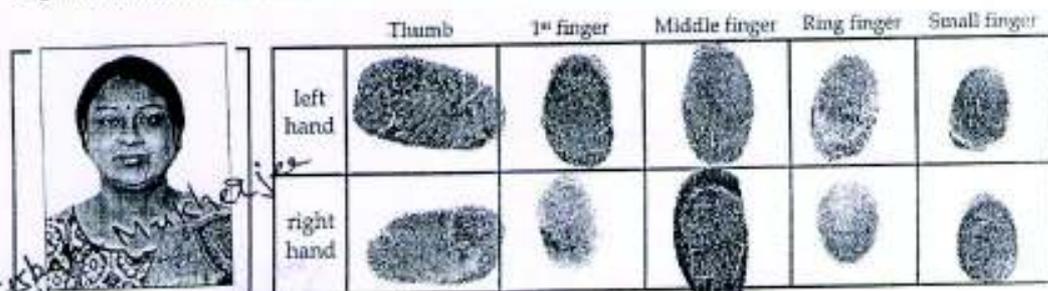
Nemai Ranjan Mukherjee
 Name NEMAI RANJAN MUKHERJEE
 Signature *Nemai Ranjan Mukherjee*



Vasakar Mukherjee
 Name VASKAR MUKHERJEE
 Signature *(Vasakar Mukherjee)*



Subhanwar Mukherjee
 Name SUBHANWAR MUKHERJEE
 Signature *Subhanwar Mukherjee*



Pooja Mukherjee
 Name PUSPITA MUKHERJEE
 Signature *Pooja Mukherjee*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name.. DEBADRATA BHATTACHARYA

Signature... D. Bhattacharya

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

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PHOTO	left hand				
	right hand				

Name

Signature



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left hand					
right hand					

Name NEMA RANJAN MUKHERJEE
 Signature Nema Ranjan Mukherjee



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name VASKAR MUKHERJEE
 Signature Vaskar Mukherjee



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUBHANWAR MUKHERJEE
 Signature Subhanwar Mukherjee



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name PUSPITA MUKHERJEE
 Signature Puspita Mukherjee

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

GRN: 19-201718-006289982-1 Payment Mode: Online Payment
GRN Date: 24/08/2017 08:40:34 Bank: AXIS Bank
BRN: 288403788 BRN Date: 24/08/2017 08:42:36

DEPOSITOR'S DETAILS

Name: Basbhumi Id No.: 16020001209895/1/2017
(Query No./Query Year)
Contact No.: Mobile No.: +91 9331028661
E-mail:
Address: 8RROYPARA BYE LANE PSSINTHEE KOLKATA 700050
Applicant Name: Mr Tapesh Mishra
Office Name:
Office Address:
Status of Depositor: Attorney of Execulant
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16020001209895/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	9950
2	16020001209895/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	00
Total				9950

In Words: Rupees Nine Thousand Nine Hundred Ninety Six only





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

Query No / Year	1602-0001209895/2017	Office where deed will be registered
Query Date	24/08/2017 1:23:25 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Tapesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 50/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 68,26,904/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,050/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parul Pucca Road/Main Rd, Road Zone : (Premises Not Located On Ho-Chi-Min Sarani --) , Premises No. 256, Ward No: 12B
Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 8 Chatak	1/-	54,08,154/-	Width of Approach Road: 17 Ft.,
Grand Total :					9.07500000Dec	1 /-	54,08,154 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	12,18,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total : 2000.00000 sq ft				12,18,750 /-	





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

Query No / Year	1602-0001209895/2017	Office where deed will be registered
Query Date	24/08/2017 1:23:25 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
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Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney (Rs : 50/-)	
Set Forth value	Market Value	
Rs. 2/-	Rs. 68,26,904/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,050/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parul Pucca Road/Main Rd, Road Zone : (Premises Not Located On Ho-Chi-Min Sarani --) , Premises No. 256, Ward No: 128
Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 8 Chatak	1/-	54,08,154/-	Width of Approach Road: 17 Ft.,
Grand Total :					9.07500000Dec	1 /-	54,08,154 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	12,18,750/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete

Total : 2000.00000 sq ft	12,18,750 /-
--------------------------	--------------



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Nemai Ranjan Mukherjee Son of Late Kalipada Mukherjee, 46/2, Parul Pucca Road, Post Office: Sarsuna, Behala, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. CKQPM7537N, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
2	Mr Vaskar Mukherjee Son of Mr Nemai Ranjan Mukherjee, 46/2, Parul Pucca Road, Post Office: Sarsuna, Behala, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AIUPM8961E, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
3	Mr Subhanakar Mukherjee Son of Mr Nemai Ranjan Mukherjee, 46/2, Parul Pucca Road, Post Office: Sarsuna, Behala, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AITPM2796E, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
4	Mrs Puspita Mukherjee Daughter of Mr Nemai Ranjan Mukherjee, 46/2, Parul Pucca Road, Post Office: Sarsuna, Behala, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CSCPM2706F, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Messrs Basbhumi (Sole Proprietorship) .8R, Roy Para Bye Lane, Post Office: Sinthi, Sinthi, District-North 24-Parganas, West Bengal, India, PIN - 700050 PAN No. AFNPB5701P, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Debabrata Bhattacharya Son of Mr Nripendra Nath Bhattacharjee, 8R, Roy Para Bye Lane, Post Office: Sinthi, Sinthi, District-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFNPB5701P	Messrs Basbhumi (as Proprietorship)





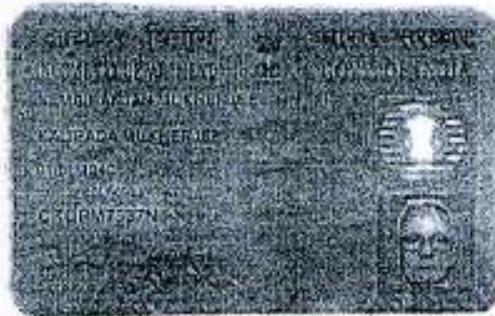
*Supt. Alipora
Maha...*





Puspita Mukherjee





N. R. 1900-1901



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

VASKAR MUKHERJEE
NEMA RANJAN MUKHERJEE

15/03/1968
Date of Account Closure

APM8951E



In case this card is lost, stolen, destroyed or found by anyone other than the holder, it shall be void and the holder shall be liable for any loss or damage caused by its use.

Income Tax PAN Services (LTD) LTD.
Plot No. 3, Sector 11, Gurgaon, Haryana
New Delhi - 400 614

यदि इस कार्ड को खोया, चुराया, नष्ट हो या किसी अन्य व्यक्ति के पास जाय, तो यह कार्ड अमान्य हो जायेगा और उस व्यक्ति को इस कार्ड के उपयोग के कारण होने वाले किसी भी नुकसान या क्षति के लिए उत्तरदायी होना पड़ेगा।

पता: प्लॉट नं. 3, सेक्टर 11, गुर्गाँव, हरियाणा
नया दिल्ली - 400 614



PERMANENT ACCOUNT NUMBER
AFNPB5701P

NAME
DEBABRATA BHATTACHARYA

FATHER'S NAME
NRIPENDRA NATH BHATTACHARYA

DATE OF BIRTH
19-11-1970

OWNER SIGNATURE
Debabrata Bhattacharya

Ch. Das
COMMISSIONER OF INCOME TAX, P.O. - 11

Debabrata Bhattacharya

एक कार्ड है जो / जिस कार्ड पर कुछ जगह कार्ड
को प्रयोग में लाया जा सकता है / कार्ड पर
संग्रह करने के लिए (यदि यह कार्ड है)
कॉपी रखें।
कॉपी - 700 000.

In case this card is lost/used, notify administrators in
the following authority :-
Joint Commissioners of Income-tax (Range & Technical),
P.T.,
Charterhouse Square,
Calcutta-700 001.



Identifier Details :

Name & address
Mr Tapesh Mishra Son of Mr D K Mishra High Court, Calcutta, Post Office: GPO, Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Nema Ranjan Mukherjee, Mr Vaskar Mukherjee, Mr Subhankar Mukherjee, Mrs Puspita Mukherjee, Mr Debabrata Bhattacharya

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nema Ranjan Mukherjee	Messrs Basbhumi-2.26875 Dec
2	Mr Vaskar Mukherjee	Messrs Basbhumi-2.26875 Dec
3	Mr Subhankar Mukherjee	Messrs Basbhumi-2.26875 Dec
4	Mrs Puspita Mukherjee	Messrs Basbhumi-2.26875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Nema Ranjan Mukherjee	Messrs Basbhumi-500 Sq Ft
2	Mr Vaskar Mukherjee	Messrs Basbhumi-500 Sq Ft
3	Mr Subhankar Mukherjee	Messrs Basbhumi-500 Sq Ft
4	Mrs Puspita Mukherjee	Messrs Basbhumi-500 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 07/10/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if applicable. If registration fees are paid electronically i.e. through GRIPS, if those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Major Information of the Deed

Deed No :	I-1602-07908/2017	Date of Registration	24/08/2017
Query No / Year	1602-0001209895/2017	Office where deed is registered	
Query Date	24/08/2017 1:23:25 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 66,26,904/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,050/- (Article:4B(g))	Rs. 48/- (Article E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parul Pucca Road/Main Rd, Road Zone : (Premises Not Located On Ho-Chi-Min Sarani --) , Premises No. 256, Ward No. 128

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 8 Chatak	1/-	54,08,154/-	Width of Approach Road: 17 Ft.
Grand Total :					1/-	54,08,154/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	12,18,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1/-	12,18,750/-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr Nema Ranjan Mukherjee Son of Late Kalipada Mukherjee Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017, Place : Office			

25/08/2017 Query No:- 16020001209895 / 2017 Deed No. I - 160207908 / 2017 Document electronically signed

46/2, Parul Pucca Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: CKQPM7537N, Status :Individual, Executed by: Self, Date of Execution: 24/08/2017, Admitted by: Self, Date of Admission: 24/08/2017, Place : Office

	Name	Photo	Fingerprint	Signature
2	Mr Vaskar Mukherjee (Presentant) Son of Mr Nema Ranjan Mukherjee Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017 ,Place : Office			
		24/08/2017	LT 24/08/2017	24/08/2017
46/2, Parul Pucca Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIUPM8961E, Status :Individual, Executed by: Self, Date of Execution: 24/08/2017, Admitted by: Self, Date of Admission: 24/08/2017, Place : Office				
3	Mr Subhankar Mukherjee Son of Mr Nema Ranjan Mukherjee Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017 ,Place : Office			
		24/08/2017	LT 24/08/2017	24/08/2017
46/2, Parul Pucca Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AITPM2796E, Status :Individual, Executed by: Self, Date of Execution: 24/08/2017, Admitted by: Self, Date of Admission: 24/08/2017, Place : Office				
4	Mrs Puspita Mukherjee Daugther of Mr Nema Ranjan Mukherjee Executed by: Self, Date of Execution: 24/08/2017 , Admitted by: Self, Date of Admission: 24/08/2017 ,Place : Office			
		24/08/2017	LT 24/08/2017	24/08/2017
46/2, Parul Pucca Road, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CSCPM2706F, Status :Individual, Executed by: Self, Date of Execution: 24/08/2017, Admitted by: Self, Date of Admission: 24/08/2017, Place : Office				

Developer Details :

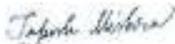
Sl No	Name,Address,Photo,Finger print and Signature
1	Messrs Basbhum BR, Roy Para Bye Lane, P.O- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 PAN No.:: AFNPB5701P, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debabrata Bhattacharya Son of Mr Nripendra Nath Bhattacharjee Date of Execution - 24/08/2017, , Admitted by: Self, Date of Admission: 24/08/2017, Place of Admission of Execution: Office			
	8R, Roy Para Bye Lane, P.O.- Sinthi, P.S.- Sinthi, District-North 24-Parganas, West Bengal, India, PIN- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFNPB57D1P Status : Representative, Representative of : Messrs Basbhumi (as Proprietorship)			

Identifier Details :

Name & address	
Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcuta, P.O.- GPO, P.S.- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Nemat Ranjan Mukherjee, Mr Vaskar Mukherjee, Mr Subhankar Mukherjee, Mrs Puspita Mukherjee, Mr Debabrata Bhattacharya	24/08/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nemat Ranjan Mukherjee	Messrs Basbhumi-2.26875 Dec
2	Mr Vaskar Mukherjee	Messrs Basbhumi-2.26875 Dec
3	Mr Subhankar Mukherjee	Messrs Basbhumi-2.26875 Dec
4	Mrs Puspita Mukherjee	Messrs Basbhumi-2.26875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nemat Ranjan Mukherjee	Messrs Basbhumi-500.00000000 Sq Ft
2	Mr Vaskar Mukherjee	Messrs Basbhumi-500.00000000 Sq Ft
3	Mr Subhankar Mukherjee	Messrs Basbhumi-500.00000000 Sq Ft
4	Mrs Puspita Mukherjee	Messrs Basbhumi-500.00000000 Sq Ft



25/08/2017 Query No:-16020001209896 / 2017 Deed No 1 - 160207908 / 2017, Document is digitally signed.

Endorsement For Deed Number : I - 160207908 / 2017

On 24-08-2017

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

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

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

Presented for registration at 12:45 hrs on 24-08-2017, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr Vaskar Mukherjee, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 66,26,904/-

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

Execution is admitted on 24/08/2017 by 1. Mr Nema Ranjan Mukherjee, Son of Late Kalipada Mukherjee, 46/2, Parul Pucca Road, P.O: Sarsuna, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 2. Mr Vaskar Mukherjee, Son of Mr Nema Ranjan Mukherjee, 46/2, Parul Pucca Road, P.O: Sarsuna, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 3. Mr Subhankar Mukherjee, Son of Mr Nema Ranjan Mukherjee, 46/2, Parul Pucca Road, P.O: Sarsuna, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 4. Mrs Puspita Mukherjee, Daughter of Mr Nema Ranjan Mukherjee, 46/2, Parul Pucca Road, P.O: Sarsuna, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife

Identified by Mr Tapesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-08-2017 by Mr Debabrata Bhattacharya, Proprietorship, Messrs Sasbhum (Sole Proprietorship), 8R, Roy Para Bye Lane, P.O:- Sinthi, P.S:- Sinthi, District-North 24-Parganas, West Bengal, India, PIN - 700050

Identified by Mr Tapesh Mishra, Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 46/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2017 8:42AM with Govt. Ref. No: 192017180062699821 on 24-08-2017, Amount Rs: 46/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 288403788 on 24-08-2017, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,050/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,950/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4277, Amount: Rs 100/-, Date of Purchase: 18/08/2017, Vendor name: A K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2017 8:42AM with Govt. Ref. No: 192017180062699821 on 24-08-2017, Amount Rs: 9,950/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 288403788 on 24-08-2017, Head of Account 0030-02-103-003-02

Rina Chaudhury

Rina Chaudhury

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



For SASBHUMI
D. Chatterjee
Proprietor

DATED THIS DAY OF AUGUST 2017

BETWEEN

SRI NEMAI RANJAN MUKHERJEE & ORS.
OWNER

AND

MESSRS BASBHUMI
represented by its sole Proprietor
SRI DEBARATA BHATTACHARYA
DEVELOPER

JOINT VENTURE/
DEVELOPMENT AGREEMENT
ALONG WITH
POWER OF ATTORNEY

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086
PH. 2425-0490
MOBILE : 9830236148
9051446430, 9836115120.

For BASBHUMI
D. *Debarata*
Proprietor