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 Dev Anand
 Additional Registrar
 Assam, Guwahati

Certified that the Document is entered in
 Registration. The Clerk is Equal and the
 undersigned is the Registrar of the document
 on the part of the State.

Additional Registrar
 of Assam, Guwahati

8 DEC 2017

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT made this the 8th day of December
 (Two Thousand Seventeen) 2017,

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

GRN: 19-201718-013101790-1
GRN Date: 08/12/2017 13:41:29
BRN: IK00JXR5W8

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 08/12/2017 13:44:02

DEPOSITOR'S DETAILS

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723
E-mail : Chowdharyanil01@gmail.com
Address : 10 OLD POST OFFICE STREET, KOLKATA 700001
Applicant Name : Org GURUKUL HOMES PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Id No. : 19040001889903/1/2017
(Copy the ID No. Here)

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040001889903/1/2017	Property Registration- Stamp duty	0033-02-103-003-02	7021
2	19040001889903/1/2017	Property Registration- Registration Fees	0033-03-104-001-1E	1105

In Words : Rupees: Seventy Five Thousand One Hundred Twenty Six only

Total **75126**

BETWEEN

(1) TARAMA APPARTMENT PRIVATE LIMITED, PAN No. AACCT8500F; a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 having its Registered Office situated at 33/A, ChandranathChatterjee Street, JaguBabu Bazar, Room No. 1E, Kolkata-700025;

(2) PINKROSE TRADELINK PRIVATE LIMITED, PAN No. AAFCP4899La Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 having its Registered Office situated at 33/A, ChandranathChatterjee Street, JaguBabu Bazar, Room No. 1E, Kolkata-700025;;

(3) FASTER DEAL TRADE PRIVATE LIMITED, PAN No. AABCFS293J a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act, 1956 having its Registered Office situated at 33/A, ChandranathChatterjee Street, JaguBabu Bazar, Room No. 1E, Kolkata-700025 All represented by the Authorised Signatory Namely **NABIN GUPTA** (PAN : AK1PG5422F) son of Sri Ram Chandra Gupta, residing at 33/A, Chandranath Chatterjee Street, Jagu Babu Bazar, P.O. and P.S. - Bhawanipur, Room No. 1E, Kolkata-700025 hereinafter collectively referred to as the **OWNERS** (which expression shall unless contrary and/or repugnant to the context include its successors-in-interest and/or assigns) of the **ONE PART**.

AND

GURUKUL HOMES PRIVATE LIMITED (previously known as Gurukul Agencies (P) Ltd.) a Private Limited Company incorporated within the meaning and under the provisions of the Companies Act 1956 having PAN No. AACCG6896M and having its registered office situated at 61A, Park Street, 2nd floor, R. No. 22, Kolkata-700 016, represented by Authorised Signatory Abhishek Mukherjee (PAN: CFHPM0334R), son of Prabir Kumar Mukherjee, residing at DB 20, Deshbandhu Nagar, Rajarhat Gopalpur (m), North 24 Parganas, Desh Bandhu Nagar, West bengal; Pin - 700059, P.O. - Desh bandhu Nagar, P.S. - Baguhati, hereinafter referred to as the **DEVELOPER** (which expression shall unless contrary and/or repugnant to the context include its successors-in-interest and/or assigns) of the **OTHER PART**.

WHEREAS:

- (A) In this Agreement wherever the context so permits the Owners and the Developer are collectively referred to as 'the parties' and Individually as 'a party'.
- (B) By various registered Deeds of Conveyances the Owners herein purchased and acquired all thatpiece and parcel of land measuring an area 16 Cottahs 12 Chittacks 4 Sq. Ft.(more or less) situatelying at within the limits of No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North),(morefully and particularly described in the **FIRST SCHEDULE** hereunder written and herein after referred to as the '**SAID PREMISES**).
- (C) The Developer is engaged in the business of undertaking development of real estate in and around the city of Kolkata and has acquired great skill and reputation.
- (D) For the purpose of undertaking development of the said Premises by way of joint venture it has been agreed by and between the parties hereto that the Owners shall make available the said Premises and the Developer in its turn will provide its skill, knowledge, marketing expertise, Professional Team and necessary funds as may be required from time to time either from its own resources or from the owners for the purpose of undertaking development of the said Premises subject to the terms and conditions hereinafter appearing

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. **DEFINITIONS**

In this Agreement unless there is something contrary or repugnant to the subject or context, the following words shall have the meanings assigned to them as under:

- 1.1 **ARCHITECT** – shall mean such person or persons, firm or firms who has been appointed and/or may be appointed by the Developer as the Architect for the Building.
- 1.2 **ASSOCIATION** – shall mean any Company incorporated under the Companies Act, 1956 or any Association or any Syndicate or a Committee or registered Society as may be formed by the Developer upon completion of the said Housing Project for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer.
- 1.3 **AGREEMENT** – shall mean this Agreement.
- 1.4 **BUILDING** – shall mean the Residential building to be constructed, erected and completed by the Developer in terms of this Agreement and the Plan and with or without such other modification as may be required for the purpose of sanction of building plan by Grampanchayat–Mahishbathan-2, Rajarhat, 24 Parganas, (North).
 - 1.4.1 **BUILDING PLAN** – shall mean the plan sanctioned and/or to be sanctioned by Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation Rajarhat, 24 Parganas (North) together with all modifications and/or alterations thereto from time to time made or to be made by the Developer either under advice or on the recommendation of the Architect or agreed upon between the parties from time to time.

- 1.5 **CAR PARKING SPACE** – shall mean all the spaces in the portions at ground floor level, whether open or covered, of the building expressed or intended to be reserved for parking of motor cars/scooters.
- 1.6 **COMMON AREAS, FACILITIES AND AMENITIES** – shall mean and include corridors, hallways, stairways, internal and external passages, passage-ways, pump house, overhead water tank, water pump and motor, drive-ways, common lavatories, Generator, transformer and other facilities in the building, which may be decided by the Developer in its absolute discretion and provided by the Developer, and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building.
- 1.7 **COMMON EXPENSES**– shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the Co-transferees and all other expenses for the Common Purpose including those to be contributed, borne, paid and shared by the Co-transferees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance in-charge.
- 1.8 **CONSENTS** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development and the New Building and/or Buildings.
- 1.9 **COMMON PURPOSES** – shall mean and include the purpose of managing, maintaining and up keeping the Building as a whole in particular the Common Areas, Facilities and Amenities, rendition of

common services in common to the Co-transferees, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the Co-transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas, Facilities and Amenities in common.

- 1.10 COMPLETION NOTICE** – shall mean the notice given by the Developer to the Owners within 15 days from the date of obtaining Completion certificate from the appropriate authorities on completion of the proposed new building.
- 1.11 COMMENCEMENT OF CONSTRUCTION**– shall mean the date of the commencement of construction of the Housing Project after obtaining necessary approvals and sanctions from the concerned authorities as per terms and conditions of sanctions, permits and approvals.
- 1.12 DEPOSITS** – shall mean the various amounts to be deposited by the various intending purchasers to be ultimately made over and/or held by the Holding Organisation.
- 1.13 MAINTENANCE-IN-CHARGE** – shall mean and include such agency to be appointed by the Developer for the Common Purposes on such terms and conditions as the Developer in its absolute discretion may deem fit and proper.
- 1.14 NET SALE PROCEEDS** The balance amount after deducting the Infrastructure development cost of any nature whatsoever howsoever facilities cost, All Statutory realisation including but not limited to Service tax, Legal fees, Stamp duty, Registration fee, Incidental expenses for registration, Cost of extra work of any nature,

Deposits for electricity, LT connection from WBSEB, Society formation charges, security guard, project management agencies/companies, architects, Local charges, Cost on account of procurement of electricity, Amounts received as extra charges on account of Generator, Transformer and other Installations and facilities, Development fee / charges and also those received as Deposits/ advances against rates and taxes, Maintenance charges, Amenities, Nomination or any other amount other than the basic price of the Unit.

- 1.15 **REVENUE SHARING** shall mean the net sale proceeds accruing from sale of the development and to be shared between the Owners and the Developer in the ratio as hereinafter appearing.
- 1.16 **PROPORTIONATE OR PROPORTIONATELY** - according to the context shall mean for the purpose of land it should be the proportionate share of the respective purchaser and for the purpose of Maintenance Charges it shall be in proportion to the entire building.
- 1.17 **THE SAID PREMISES** shall mean all that the piece and parcel of land containing by admeasurement 18 Cottahs 12 Chittacks 4 Sq. Ft. (more or less) situate lying at within the limits of No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North).
- 1.18 **TRANSFER** - with its grammatical variations shall include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to the transferees thereof as per law.
- 1.19 **UNDIVIDED SHARE** - shall mean the proportionate variable impartible undivided share in the part of land forming part of the

Building and allocated to a particular Block/Building comprised in the said Housing Complex as may be determined by the Architect at the time of execution of the Deed of Conveyance.

1.20 "LANDOWNERS ALLOCATION" shall mean 50 % of the revenue or share out of the sale proceeds out of the Units, Parking Spaces, Common Areas and Installations and other built-up spaces in the Project to be constructed in terms of the said development agreement and wherever the context so permits or intends shall include like 50% undivided share in the said Property.

1.21 "DEVELOPERS ALLOCATION" shall mean 50 % of the revenue or share out of the sale proceeds out of the Units, Parking Spaces, Common Areas and Installations and other built-up spaces in the Project to be constructed in terms of the said development agreement and wherever the context so permits or intends shall include like 50% undivided share in the said Property.

2. INTERPRETATION:

In this agreement save and except as otherwise expressly provided -

- i) all words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.
- ii) the division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.
- iii) when calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of

such period is not a business day, the period in question shall end on the next business day.

- iv) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- vi) Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or directions any time issued under it.
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.

3. PURPOSE AND OBJECT OF THIS AGREEMENT

3.1 By this agreement the parties hereto have agreed undertake development of the said Premises whereby it has been agreed that the Developer will construct erect and complete new building and/or buildings on the said Property comprising of various self-contained flats units apartments constructed spaces and car parking spaces (hereinafter referred to as the HOUSING PROJECT) which will ultimately be held by various intending purchasers on ownership basis and the net sale proceeds accruing consequent to sale and transfer of the various flats units car parking spaces and constructed spaces will be shared between the parties hereto in the manner as hereinafter appearing.

- 3.2 Nothing contained in this agreement shall be construed to be a partnership between the parties nor as an Association of Persons and the rights and obligations of the parties hereto shall be governed by the terms and conditions of this Agreement.

4. REPRESENTATIONS AND WARRANTIES BY THE OWNERS

- 4.1 The Owners and each one of them have assured and represented to the Developer as follows:
- (a) That the Owners are presently jointly entitled to the entirety of the said Premises each one having an independent and distinct share or interest therein.
 - (b) That excepting the Owners nobody else has any right title interest claim or demand into or upon the said Premises or any part or portion thereof.
 - (c) THAT the said Premises is in khas possession of the Owners.
 - (d) THAT the said Premises is free from all encumbrances charges liens liabilities attachments trusts whatsoever or howsoever.
 - (e) That all Panchayat rates taxes land revenue, Khajna and other outgoings payable in respect of the said Premises has been paid and/or shall be paid by the Owners upto the date of execution of this Agreement thereafter the Developer shall be responsible to pay the same till the date of handing over possession of the respective units to the intending Purchasers.
 - (f) That the said property is not subject to any mortgage and/or charge.
- 4.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Developer has agreed to enter into this joint venture agreement and to undertake development of the said premises subject to the terms and conditions hereinafter appearing

5. REPRESENTATIONS AND ASSURANCES BY THE DEVELOPER

5.1 At or before execution of this Agreement the Developer and each one of them have assured and represented to the Owners as follows:

- i) That the Developer has adequate skill expertise and knowledge for undertaking development of the said Premises.
- ii) That the Developer has necessary financial resources at its command for the purpose of undertaking development of the said Premises and that the development of the said Premises will not suffer due to lack of funds.
- iii) That the Developer has its own professional team who is well versed in undertaking development of real estate

6. COMMENCEMENT AND DURATION

6.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from 1st September, 2017 (hereinafter referred to as the COMMENCEMENT DATE).

6.2 Taking into account the large stakes of both this parties it has been agreed that this agreement shall not be cancelled and/or rescinded without the consent of the other party and as such this agreement shall remain in full force and effect until completion of the entire Housing Project.

7. DEVELOPMENT

7.1 In consideration of the mutual covenants herein contained and on the part of the Developer to be paid performed and observed and in further consideration of the Developer having agreed to undertake development of

the said Premises the Owners have agreed to grant the exclusive right of development in respect of the said Premises unto and in favor of the Developer to enable the Developer to undertake development of the said Premises by constructing a new building and/or buildings and/or Housing Project in accordance with the plan sanctioned by the authorities concerned and in this regard the Developer is hereby authorized and shall be entitled to :

- i) apply for and obtain all consents approvals and/or permissions as may be necessary and/or required for undertaking development of the said Premises.
- ii) take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the premises or any adjoining or neighboring premises and which need to be diverted as a result of the Development.
- iii) Install all electricity and other connections.
- iv) serve such notices and enter into such agreements with statutory undertakers or other companies as may be necessary to install the services.
- v) give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, electricity and other statutory authorities as may be necessary in respect of development of the said Premises and pay all costs, fees and outgoings incidental to or consequential on, any such notice and indemnify and keep indemnified the Owners from and against all costs charges claims actions suits and proceedings.

- vi) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Owners and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- vii) remain responsible for any accident and/or mishap taking place while undertaking construction and completion of the said new building and/or buildings and/or Housing Project in accordance with the said Plan sanctioned by authorities concerned and has agreed to keep the Owners and each one of them saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.
- viii) comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- ix) comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipal, Panchayat and/or other authority or other authorities affecting the Premises or the development.
- x) take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Premises.
- xi) incur all costs charges and expenses for the purpose of constructing erecting and completing the said new building and/or buildings and/or Housing Project in accordance with the Plan sanctioned by the authorities concerned.
- xii) make proper provision for security of the said premises during the course of development.

- xiii) not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Premises or any part or portion thereof.
- xiv) not to expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction, erection and completion of the said Project.
- xv) to remain solely liable and/or responsible for all acts deeds matters and things for undertaking construction of the said new building and/or buildings and/or housing project in accordance with the Plan and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed

7.2 For the purpose of development of the said Premises the Developer has agreed :

- i) To appoint its own professional team for undertaking development of the said Premises.
- ii) The Developer shall take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations under the building contract, any sub contracts or agreements with the Development and the appointments of the members of its Professional Team and the Developer shall itself diligently observe and perform its obligations under the same.
- iii) The Developer has used and shall continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to selection and preparation of all necessary performance selections and requirements and to design of the Development for the purposes for which it is to be used or specific.

- iv) The approved plans have been and/or will be prepared competently and professionally so as to provide for a building free from any design defect and fit for the purpose for which is to be used and the property is fit for the carrying out of the development.
- v) The Developer shall commence and proceed diligently to execute and complete the development:
 - a) In a good and workman like manner with good quality of materials free from any latent or inherent defect (whether of design, workmanship or materials) to the reasonable satisfaction of the Owners and
 - b) In accordance with the Approved Plans, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory requirement and building regulations, the requirements of any statutory or other competent authority and the provisions of this agreement.
- vi) The Developer shall use its best endeavors to cause the Development to be practically in accordance with the provisions of this Agreement.

8. DEVELOPMENT COSTS

- 9.1 The Developer shall incur all development costs including all costs, fees and expenses wholly and exclusively expended or incurred by the Developer, including, without limitation, the items listed below

- i) The proper costs of obtaining planning permissions in respect of the development (including fees of the architects surveyors or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any costs in entering into and complying with any agreement or any legislature of similar nature.
- ii) The proper costs of investigations, surveys, and tests in respect of soil, drains, structures and rights of light.
- iii) The proper costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development.
- iv) The proper costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs.
- v) All rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the Premises or on the owner or occupiers of it in respect of the Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party.
- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development.
- vii) All proper costs and interests and other finance costs payable by the Developer for undertaking development.

- vii) All costs for construction, erecting and completing the said new building in accordance with the said Plan.

9. **CONSTRUCTION ERECTION AND COMPLETION**

- 9.1 The parties are in joint possession of the Schedule Premises and for the purpose of construction Owners shall allow the Developer to enter into the said Premises with the intent and object that the Developer shall be entitled to undertake development of the said Premises by constructing erecting and completing new building and/or buildings thereon in accordance with the said Plan
- 9.2 Immediately after obtaining all permissions which may be required for undertaking construction of the said new building and/or building the Developer shall -
- i) immediately commence and/or proceed diligently to execute and complete the development and in this regard the Developer shall be entitled to demolish the existing structures standing thereon, if any.
 - ii) proceed diligently and execute and complete the development in a good and workmanlike manner with good quality materials as may be recommended by the Architect for the time being, free from any latent or inherent defect.
 - iii) execute and complete the development in accordance with the approved plan and shall obtain all planning permissions which may be necessary and/or required and shall comply with the requirements of any statutory or other competent authority and the provisions of this agreement.

- 9.3 The said new building shall be constructed erected and completed in all regards within a period of 24 months with a grace period of 6 months from the date of sanction of the said Plan (hereinafter referred to as the COMPLETION DATE) with such materials and/or specification as may be recommended by the Architect.
- 9.4 The said new building shall be constructed with such materials and/or specifications details whereof will appear from the SECOND SCHEDULE hereunder written.
- 9.5 The said new building and/or buildings shall be constructed erected and completed in a workman like manner and the Developer has assured that because of lack of finances or otherwise the work of construction will not be abandoned with the intent and object that the very object of entering into this agreement is to ensure that the development work is completed within the time frame as hereinbefore mentioned.
- 9.6 The Developer in the name of the Owners shall be entitled to apply for and obtain all permissions approvals and/or sanctions as may be necessary and/or required and for the aforesaid purpose it has been agreed that the Owners shall execute a General Power of Attorney in favour of the Developer or its nominee and/or nominees.
- 9.7 The Developer shall at its own costs and expenses and without creating any financial and other liability on the Owners construct and complete the New Building and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer.
- 9.8 All costs charges and expenses including taxes and Architect's fees accounting due after the execution of this Agreement shall be paid

borne and discharged by the Developer and the Owners shall bear no responsibility in this context.

9.9 The Developer hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said new Building.

9.10 The Developer hereby undertakes to keep the Owners indemnified against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the development of the said Premises and/or in the matter of construction of the said new building and/or for any defect therein.

9.11 If any accident or mishap takes place during construction until completion of the new building whether due to negligence or otherwise of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Owners shall be fully absolved of any liability or claims thereof or there from.

9.12 The Owners and/or any person and/or persons authorized by them shall be entitled to inspect the progress of the work of construction and in any event the Developer has agreed to periodically keep them informed about the progress of the work of construction and in the event of there being any defect or deviation detected then and in that event the Developer at its own cost shall cause the same to be cured

10. REVENUE SHARING

10.1 To facilitate the sale of the constructed units and with an intent to earn the best possible revenue, the Developer shall be entitled to enter into an Agreement for Sale with the intending Purchasers and in the said

Agreement for Sale and accept the advances made by the Intending Purchasers. The Developer shall also be entitled to execute Deed of Conveyance in respect of the constructed space as and when the Developer deems fit and proper subject to payment of entire consideration by the Intending Purchasers. The Agreement for Sale and Deed of Conveyance shall include the constructed space together with undivided share in the land and the right over the common parts and portions in the Project as may be attributable to the particular unit intended to be sold.

- 10.2 It has been agreed that the net sale proceeds accruing from sale and transfer of the development shall be shared between the parties hereto in the ratio whereby the Owners shall jointly be entitled to 50% of such net sale proceeds (hereinafter referred to as the OWNER'S SHARE) and the Developer shall be entitled to retain for itself the remaining 50% of the net sale proceeds (hereinafter referred to as the DEVELOPER'S SHARE).
- 10.3 The Developer from time to time in consultation with the Owners shall fix the rates at which the Flats units apartments constructed spaces and car parking spaces forming part of the Development are to be sold and transferred.
- 10.4 The Developer shall determine the price from time to time in the best interest of all the parties and upon such fixation of the selling price, the Developer shall intimate the owners of the same and consider any suggestions that made by the Owners. However, it is made clear that the decision of the Developer shall always be final and binding in this matter.
- 10.5 All agreements to be entered into for sale and transfer of the various flats units constructed spaces and car parking spaces forming part of the development shall be entered into in the name of the Developer and

the Owners agree to sign and execute all such agreements through the Developer who shall act on the basis of the Power of Attorney granted by the Owners.

- 10.6 The Developer shall be entitled to and is hereby authorized to
- i) appoint brokers and other agents for promoting the sale and transfer of the various flats units apartments constructed spaces and car parking spaces to form part of the Development.
 - ii) To work out the strategy for promoting sale of the development in consultation with the owners.
 - iii) To negotiate with intending purchasers for sale and transfer of the various flats units apartments constructed spaces and car parking spaces forming part of the said Housing Project at such price and on such terms and conditions as the Developer in its absolute discretion shall deem fit and proper.
 - iv) A separate account shall be maintained in respect of the development by the Developer at its office situated at 61A, Park Street, 2nd floor, Kolkata 700 016. The Owners or any persons authorized by them shall be entitled to take inspection of such accounts upon giving prior notice to the Developer.
 - v) The net sale proceeds forming part of the Owner's Share shall be made over by the Developer to the Owner on fortnightly basis.
 - vi) The Developer shall deposit with the Owners an aggregate sum of Rs. 5,00,000/- (Rupees Five Lacs only) as interest free refundable/adjustable security deposit which shall be refunded by the Owners to the Developer on or before the

execution of the first Deed of Conveyance in respect of Unit in the Project.

12. **BREACHES AND CONSEQUENCES THEREOF**

12.1 None of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any default on the part of either party (hereinafter referred to as the DEFAULTING PARTY) the other party shall be entitled to sue the party in default for specific performance of this agreement and for other consequential reliefs IT BEING EXPRESSLY AGREED AND DECLARED that it is the intention of the parties hereto to jointly undertake development of the said premises and to share the net sale proceeds amongst themselves in the ratio as hereinbefore mentioned and as such in the event of any disputes amongst the parties hereto the parties as far as possible shall amicably try and resolve all disputes and differences. However, in the event of any such disputes and/or differences being incapable of being resolved amicably then and in that event the parties shall first refer all such disputes and differences to arbitration in the manner as hereinafter appearing before initiating legal proceedings.

13. **BORROWING POWER**

13.1 For the purpose of undertaking development of the said Property the Developer shall be entitled to apply for and obtain loans and/or financial accommodation from any Bank and/or Financial Institutions and for the purpose of securing repayment of the same the Owners have agreed to create a mortgage and/or collateral security over and in respect of the said Premises and the constructions thereon and/or securing the projected revenues excepting that the Developer alone shall be responsible for repayment of the said Loan Amount and the interest accrued due thereon and in no event the Owners or any one of them shall be liable and/or responsible for the same and the Developer has agreed to indemnify and keep the Owners and each one of them saved harmless and fully indemnified from and against all

costs charges claims actions suits and proceedings arising therefrom. If so required by the lending Institution the Developer shall be entitled to create, mortgage on equitable basis (equitable mortgage) or by executing a registered Deed of Mortgage in favour of the lending Institution and the documents pertaining to the mortgage shall be signed by the Developer pertaining to the area proposed to be mortgaged.

14. FORCE MAJEURE:

14.1 Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

14.2 If either Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during

the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to recommence its affected operations in order for it to perform its obligations. Neither Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither the Owners nor the Developer shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

14.3 The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.

15. **NAME OF THE HOUSING PROJECT**

15.1 The name of the said Housing Project shall be "GURUKUL GRANDE" PHASE-IV and shall not be changed under any circumstances

16. **CONFIDENTIALITY:**

16.1 Confidential Information shall mean and include all trade secrets, business plans and other information relating to (whether directly or indirectly) the businesses thereof (including, but not limited to, the provisions of this Agreement) and in whatever form, which is acquired by, or disclosed to, the other Party pursuant to this Agreement.

16.2 In consideration of Confidential Information of each Party (Disclosing Party) being made available to the other Party (Receiving Party) under this Agreement, the Receiving Party shall at all times :

- (a) Treat all such Confidential Information as secret and confidential and take all necessary steps to preserve such confidentiality.
- (b) Not use any such Confidential Information other than for the purpose of performing its obligations under this Agreement and in particular, not to use or seek to use such Confidential Information to obtain (whether directly or indirectly) any commercial, trading or other advantage (whether tangible or intangible) over the Disclosing Party.
- (c) Not disclose such Confidential Information to anyone other than with the prior written consent (such consent to be granted or withheld at the Disclosing Party's absolute discretion) of the Disclosing Party.
- (d) Not make any copies of any such Confidential Information (including, without limitation, any document, electronic file, note, extract, analysis or any other derivation or way of representing or recording any such Confidential Information) without the Disclosing Party's prior written consent (such consent to be granted or withheld at the Disclosing Party's absolute discretion).
- (e) Upon written request by the Disclosing Party, promptly deliver to the Disclosing Party or the direction of the Disclosing Party, destroy, all materials, containing any such Confidential Information and all copies, extracts or reproductions of it (as permitted under this Agreement) and to certify compliance to the Disclosing Party in writing.

17. ENTIRE AGREEMENT:

- 17.1** This Agreement constitutes the entire agreement between the Parties and revokes and super cedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

18. **AMENDMENT/MODIFICATION:**

18.1 No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an Instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

19. **NOTICE :**

19.1 Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or sent by prepaid recorded delivery, or by facsimile transmission or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time).

19.2 Any such notice or other written communication shall be deemed to have been served:

- a) If delivered personally, at the time of delivery.
- b) If sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities.
- c) If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.
- d) In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery,

registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

20. **MISCELLANEOUS**

20.1 **RELATIONSHIP OF THE PARTIES** -This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties and the rights and obligations of the parties shall be governed by the terms and conditions of this agreement.

20.2 **NON WAIVER** -any delay tolerated and/or indulgence shown by the any of the parties in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of either of the parties.

20.3 **COSTS** -each party shall pay and bear its own cost in respect of their respective advocates and/or solicitor's fees and the registration charges towards this agreement shall be paid borne and discharged by the parties in equal proportion.

20.4 No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of

such remedies by any one of the parties hereto shall not constitute a waiver by such party of the right to pursue any other available remedy.

- 20.5 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement between the parties be substituted for them.
- 20.6 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- 20.7 Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.
- 20.8 All municipal/Panchayat rates taxes khazna and other outgoings on and from the date of commencement of the work of construction payable in respect of the said property shall be paid borne and discharged by the Developer.
- 20.9 In the event of any amount becoming payable on account of Service Tax and/or under the works contract then and in that event both the parties shall share the same in equal proportion.
- 20.10 This agreement shall be binding on the parties hereto and their respective successors and assigns.

20.11 Each party shall co-operate with the others and execute and deliver to the others such other Instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

21. ARBITRATION

21.1 The parties have agreed to amicably try and resolve all disputes which may arise amicably but in the event of any disputes and/or differences being incapable of being resolved amicably then and in that event the parties have agreed to refer such disputes and/or differences to Arbitration whereby the Owners shall be entitled to nominate and appoint one Arbitrator and the Developer shall be entitled to nominate and appoint one Arbitrator and both the said two Arbitrators shall be entitled to nominate and appoint the Third Arbitrator (hereinafter collectively referred to as the ARBITRATORS) and the same shall be deemed to be a reference within the meaning of the Indian Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being thereto in force.

21.2 The Arbitrators shall have summary powers.

21.3 It would not be obligatory on the Arbitrators to follow the principles laid down under the Indian Evidence Act unless specifically enjoined upon them under any statute.

21.4 It would not be obligatory on the part of the Arbitrators to give any speaking and/or reasoned award.

21.5 The Arbitrators shall try and adjudicate the disputes within a period of four months from the date of entering upon the reference excepting

that the Arbitrators shall be entitled to extend time for such further period as may be necessary.

- 21.6 The Arbitrators shall be entitled to give interim awards and/or directions and/or awards from time to time.
- 21.7 Courts at Kolkata alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents

THE FIRST SCHEDULE ABOVE REFERRED TO :
(SAID PREMISES)

- (1) ALL THAT piece and parcel of land measuring an area 18 Cottahs 12 Chittacks 4 Sq. Ft owned by the owners by virtue of the following Deeds :-
- (I) All That piece and parcel of land admeasuring 1 Cottahsbe the same a little more or less out of 19 decimal lying and situate at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S Khatian no. 151, under No. 2 Mahishbathan Gram Panchayat, P.S. Rajarhat, In the District of 24 Parganas (North).
- (II) All That piece and parcel of land admeasuring 2 Cottahsbe the same a little more or less out of 19decimals lying and situate at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, under No. 2 Mahishbathan Gram Panchayat, P.S. Rajarhat in the District of 24 Parganas (North).
- (III) All That piece and parcel of land admeasuring 1 Cottahs 13 Chittacks 02 Sq. ft. be the same a little more or less out of 24 Decimals lying and situate at Mouza Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 645, under R.S. Khatian No. 230, L.R. Khatian No. 733 (kri), under No.

2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North).

- (iv) All That piece and parcel of land admeasuring **4 Cottahs** be the same a little more or less out of 19 Decimals lying and situated at Mouza **Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 638/978, Khatian No. 151, under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North).**
- (v) All That piece and parcel of land admeasuring **1 Cottahs 102 Sq. ft.** be the same a little more or less out of 24 Decimals lying and situated at Mouza **Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 645, under R.S. Khatian No. 230, L.R. Khatian No. 733 (kri) under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation in the District of 24 Parganas (North).**
- (vi) All That piece and parcel of land admeasuring **2.40 Decimals** (Satak) be the same a little more or less out of 24 Decimals lying and situated at Mouza **Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 636, and L.R. Khatian Nos. 770 & 2160, under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation at present Bidhananagar Municipal Corporation, P.S. Rajarhat in the District of 24 Parganas (North).**
- (vii) All That piece and parcel of land admeasuring **3.60 Decimals** be the same a little more or less out of 30 Decimals lying and situated at Mouza **Thakdari, J.L. No. 19, R.S. & L.R. Dag No. 636 & 637, and L.R. Khatian No. 770, 105, 2165, 2164, 9, 2163, 306, 2162, 909, 2161 & 893, under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation at present Bidhananagar Municipal Corporation, P.S. Rajarhat in the District of 24 Parganas (North).**

(viii) All That piece and parcel of land admeasuring **4 Cottahs 7 Chittacks 42 Sq. ft.** equivalent to 7.43 Decimals (Satak) be the same a little more or less out of 19 Decimals lying and situate at **Mouza Thakdarl, J.L. No. 19, R.S. & L.R. Dag No. 638/978, under R.S. Khatian No. 151, L.R. Khatian No. 2024, under No. 2 Grampanchayat - Mahishbathan-2, Now Bidhananagar Municipal Corporation presently Bidhannagar Municipal Corporation in the District of 24 Parganas (North).**

**THE SECOND SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS)**

Living / Dining / Lobby / Passage	
Floor	Vitrified Tiles
Walls & Ceiling	Wall Putty (Ready to paint)

Bedrooms	
Floor	Vitrified Tiles in Bedrooms
Walls & Ceiling	Wall Putty (Ready to Paint)

Kitchen	
Walls	Tiles up to 2'- 0" on counter walls and wash areas , Balance Wall Putty (Ready to Paint)
Floor	Vitrified tiles.
Counter	Granite Counter.
Fitting / Fixtures	Stainless Steel Sink with Parry ware / Hind ware or equivalent brands sanitary ware fittings.
Ceiling	Wall Putty (Ready to Paint)

Bathrooms	
Walls & Floor	Walls - Tiles, Floor - Anti Skid Ceramic tiles
Sanitary Ware / CP Fittings	Parry ware / Hind ware or equivalent brands sanitary ware.

Doors & Windows	
Entrance Doors	Front laminated Flush Doors.
Internal Doors	Flush Doors.
Windows	UPVC windows.

Electrical	
Modular switches (Havel's / Anchor or equivalent make) and copper wiring.	
Power Backup	For common areas
Apartment Type	Power Backup at extra cost
Intercom system	Between apartment to apartment and apartments to all service areas

Security System	
CCTV camera surveillance	

Lobby	
Entrance Lobby	Exquisitely designed at ground floor
Lift	Automatic lifts of Kone/OTIS make of equivalent make.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the said OWNERS of the ONE PART at Kolkata in the presence of :-

1. Ansh Kumar Saha
3/B Nirmal Gossain Lane
Kolkata - 5

2. S. Sanyal
10, 0/0 Street
Kolkata

Tarama Apartment Pvt. Ltd.

[Signature]
Authorized Signatory

Owner Dealers Pvt. Ltd.

[Signature]
Authorized Signatory

PINKROSE TRADELINK PVT. LTD.

[Signature]
Authorized Signatory

SEALED AND DELIVERED by the said THE DEVELOPER of the OTHER PART at Kolkata in the presence of :-

1. Ansh Kumar Saha

2. S. Sanyal
10, 0/0 Street
Kolkata

GURUKUL HOMES PVT. LTD.

[Signature]
Authorized Signatory
ABHISHEK MUKHERJEE

Drafted by
Pitambar Bose
Advocate
High Court, Calcutta
F-1494/1212/2012



भारत सरकार
Government of India



अभिषेक मुखर्जी
Abhishek Mukherjee
पिता : प्रदीप कुमार मुखर्जी
Father : Pradeep Kumar Mukherjee

महिला/DOB: 28/04/1993
पुरुष / Male



9216 5533 3720

आधार - साधारण मानुषेण अधिकार



আমি

প্ৰিন্সিপাল, বীহি, জামলগঞ্জ মহলা
স্বদেশবন্দী প্ৰশাসন (স্বদেশ)
৩০১ নং পথ, উত্তৰ ২৪ পৰগণা
শাহাবাদ

স্বদেশবন্দী প্ৰশাসন
স্বদেশবন্দী প্ৰশাসন

Address: D9 29,
DESHBANDHU NAGAR,
Rajamal Gopalsur (N), North
24 Parganas, West Bengal, 700058

9216 6533 3720

1347
1900 300 1947



help@uktel.gov.in



www.uktel.gov.in

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAM GUPTA

RAM CHANDRA GUPTA

05/11/1987

Permanent Account Number
AKJPG5422F

Signature



Ram Gupta



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JSC2718195

পরিচয় পত্র



Elector's Name Nabin Gupta

নির্বাচকের নাম নবীন গুপ্তা

Father's Name Ram Chandra Gupta

পিতার নাম রাম চন্দ্র গুপ্তা

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 16

১.১.২০০৬ এ বয়স ১৬

Nabin Gupta

Address:
17/1/40, BAGMARILANE, Kolkata 700054

বিশেষ
সংসদীয় নির্বাচন

Handwritten signature

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিয়ন্ত্রক

Assembly Constituency: 159-Maniktola

নির্বাচন এলাকা: ১৫৯-মণিকটলা

District: Kolkata

Date: 24.03.2008

Handwritten signature



भारत सरकार
GOVERNMENT OF INDIA



নবীন গুপ্ত

NABIN GUPTA

জন্মতারিখ/ DOB: 05/11/1987

পুরুষ / MALE



8923 9558 6301

আধার - সাধারণ মানুষের অধিকার

Nabin Gupta

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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

आटघड़ा झाउतला, पो:
हातियाड़ा, हातियारा, उत्तर २४
परगना,
पश्चिम बंगाल - 700157

Address

ATGHARA JHAUTALA,
PO- HATYARA,
Hatiara, North 24
Parganas,
West Bengal - 700157



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Handwritten signature

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ভাৰতৰ নিৰ্বাচন কমিছন
পৰিচালনা পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD
HM1776085



নিৰ্বাচকৰ নাম : অভিষেক মুখাৰ্জী
Elector's Name : Abhishek Mukherjee
পিতাৰ নাম : প্ৰবীৰ কুমাৰ মুখাৰ্জী
Father's Name : Prabr Kumar Mukherjee
লিংগ/Sex : পুৰুষ / M
জন্ম তাৰিখ
Date of Birth : 28/04/1993



UPM1778035

Date:
CA/S/110, K2, BHADRA PARA, RAJASHT
GOPALPUR, BAGUSAT, NORTH 24,
PARGANAS-700058

Address:
CA/S/110, BHADRA PARA, RAJASHT
GOPALPUR, BAGUSAT, NORTH 24,
PARGANAS-700058

Date: 15/12/2012

117. कर्मचारी कोचिंग फीस देना फ्री है
सर्विस चार्ज नहीं है।
Facsimile Signature of the Electoral
Registration Officer for
117-Rajapur, Gopalpur constituency

भारत सरकार का यह सेवा केंद्र है। यह एक वृद्ध
उपकरण है। कृपया इसे सुरक्षित रखें और इसे
अन्यथा न हटाएं।
In case of change in address mention this Card to
the appropriate Party for including your name in the
roll at the changed address and to check the roll
with your name.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHISHEK MUKHERJEE
PRABIR KUMAR MUKHERJEE

28/04/1993
Permanent Account Number
CFHPM0334R

Signature



ଓଡ଼ିଆ ଲେଖନୀ ଲେଖନୀ ଲେଖନୀ ଲେଖନୀ ଲେଖନୀ
DATED THIS THE DAY OF, 2017
ଓଡ଼ିଆ ଲେଖନୀ ଲେଖନୀ ଲେଖନୀ ଲେଖନୀ ଲେଖନୀ

Dees
Quen
O.

BETWEEN

TARAMA APARTMENT PRIVATE LIMITED & ORS.

AND OWNERS

**GURUKUL HOMES PRIVATE LIMITED
.... DEVELOPER**

JOINT VENTURE AGREEMENT

A.K. CHOWDHARY & CO

Advocates
10, Old Post Office Street,
1st Floor, Room No. 21,
Kolkata-700001

M-1

Major Information of the Deed

Deed No :	1-1904-12253/2017	Date of Registration	08/12/2017
Query No / Year	1904-0001689803/2017	Office where deed is registered	
Query Date	08/12/2017 1:02:13 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	GURUKUL HOMES PRIVATE LIMITED 61A, PARK STREET, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016, Mobile No. : 8017398761, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement,	[4305] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,37,59,996/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article 46(g))	Rs. 5,106/- (Article E. E. B. M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S. - Rajarhal, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road Thakdar, Mouza: Thakdar

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-638/978	LR-151	Bastu	Shali	11 Katha 7 Chatak 42 Sq Ft		2,05,92,498/-	Property is on Road
L2	LR-645	LR-733	Bastu	Shali	3 Katha 10 Chatak 4 Sq Ft		65,34,999/-	Property is on Road
L3	LR-636	LR-770	Bastu	Shali	3 Katha 10 Chatak 3 Sq Ft		65,32,499/-	Property is on Road
		TOTAL :			30.9467 Dec	0/-	337,59,996 /-	
		Grand Total :			30.9467 Dec	0/-	337,59,996 /-	



Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	TARAMA APARTMENT PRIVATE LIMITED 33/A, C CHATTERJEE STREET, JAGU BABU BAZAR, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.: AACGT8500F, Status : Organization, Executed by: Representative, Executed by: Representative
2	PINKROSE TRADELINK PRIVATE LIMITED 33/A, C CHATTERJEE STREET, JAGU BABU BAZAR, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.: AAFCP4899L, Status : Organization, Executed by: Representative, Executed by: Representative
3	FASTER DEAL TRADE PRIVATE LIMITED 33/A, C CHATTERJEE STREET, JAGU BABU BAZAR, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District- South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.: AABCF5293J, Status : Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Name, Address, Photo, Finger print and Signature







GURUKUL HOMES PRIVATE LIMITED

61A, PARK STREET, P.O.- PARK STREET, P.S.-

Park Street, District-Kolkata, West Bengal, India, PIN - 700016
PAN No.: AACCG6896M, Status : Organization, Executed by: Representative

Representative Details :

Sl No Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<p>Mr NABIN GUPTA (Presentant) Son of Mr RAM CHANDRA GUPTA Date of Execution - 08/12/2017, , Admitted by: Self, Date of Admission: 08/12/2017, Place of Admission of Execution: Office</p>			
		08/12/2017 11:42PM	LN 08/12/2017	08/12/2017
	<p>33/A, C CHATTERJEE STREET, JAGU BABU BAZAR, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: AKJPG5422F Status : Representative, Representative of : TARAMA APARTMENT PRIVATE LIMITED (as AUTHORISED SIGNATORY), PINKROSE TRADELINK PRIVATE LIMITED (as AUTHORISED SIGNATORY), FASTER DEAL TRADE PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>			
2	<p>Mr ABHISHEK MUKHERJEE Son of Mr PRABIR KUMAR MUKHERJEE Date of Execution - 08/12/2017, , Admitted by: Self, Date of Admission: 08/12/2017, Place of Admission of Execution: Office</p>			
		08/12/2017 11:42PM	LN 08/12/2017	08/12/2017
	<p>DB 20, DESHBANDHU NAGAR, P.O.- DESHBANDHU NAGAR, P.S.- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: CFHPM0334R Status : Representative, Representative of : GURUKUL HOMES PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>			

Identifier Details :

Name & address

Mr ARUN KUMAR SAHA

Son of Late PANCHUGOPAL SAHA

31B, NIMU GOSSAIN LANE, P.O.- HATKHOLA, P.S.- Jorabagan, District-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr NABIN GUPTA, Mr ABHISHEK MUKHERJEE



08/12/2017

Transfer of property for L1		
No	From	To, with area (Name-Area)
1	TARAMA APARTMENT PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-6.32271 Dec
2	PINKROSE TRADELINK PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-6.32271 Dec
3	FASTER DEAL TRADE PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-6.32271 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	TARAMA APARTMENT PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-1.99681 Dec
2	PINKROSE TRADELINK PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-1.99681 Dec
3	FASTER DEAL TRADE PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-1.99681 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	TARAMA APARTMENT PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-1.99604 Dec
2	PINKROSE TRADELINK PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-1.99604 Dec
3	FASTER DEAL TRADE PRIVATE LIMITED	GURUKUL HOMES PRIVATE LIMITED-1.99604 Dec

Endorsement For Deed Number : I - 190412253 / 2017

On 08-12-2017

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) 48(1),W.B. Registration Rules,1962)

Presented for registration at 15:44 hrs on 08-12-2017, at the Office of the A.R.A. - IV KOLKATA by Mr NABIN GUPTA.

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 3,37,59,996/-

Registration of Execution (Under Section 58, W.B. Registration Rules, 1952) [Representative]

Execution is admitted on 08-12-2017 by Mr NABIN GUPTA, AUTHORISED SIGNATORY, TARAMA APARTMENT PRIVATE LIMITED (Private Limited Company), 33/A, C CHATTERJEE STREET, JAGU BABU BAZAR, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025; AUTHORISED SIGNATORY, PINKROSE TRADELINK PRIVATE LIMITED (Private Limited Company), 33/A, C CHATTERJEE STREET, JAGU BABU BAZAR, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025; AUTHORISED SIGNATORY, FASTER DEAL TRADE PRIVATE LIMITED (Private Limited Company), 33/A, C CHATTERJEE STREET, JAGU BABU BAZAR, P.O.- BHAWANIPORE, P.S.- Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr ARUN KUMAR SAHA, , Son of Late PANCHUGOPAL SAHA, 31B, NIMU GOSSAIN LANE, P.O. HATKHOLA, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

Execution is admitted on 08-12-2017 by Mr ABHISHEK MUKHERJEE, AUTHORISED SIGNATORY, GURUKUL HOMES PRIVATE LIMITED (Private Limited Company), 61A, PARK STREET, P.O.- PARK STREET, P.S.- Park Street, District-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr ARUN KUMAR SAHA, , Son of Late PANCHUGOPAL SAHA, 31B, NIMU GOSSAIN LANE, P.O. HATKHOLA, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,105/- (B = Rs 5,000/-, E = Rs 21/-, J = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,105/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2017 1:44PM with Govt. Ref. No: 192017180131017601 on 08-12-2017, Amount Rs: 5,105/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00JXRSW8 on 08-12-2017, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 76,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,021/-

Description of Stamp
1. Stamp: Typo: Impressed, Serial no 95760, Amount: Rs 5,000/-, Date of Purchase: 08/12/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB
Online on 08/12/2017 1:44PM with Govt. Ref. No: 192017180131017601 on 08-12-2017, Amount Rs: 70,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00JXRSW8 on 08-12-2017, Head of Account 0030-02-103-003-02

Asst Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

95707V

A. K. Chowdhary & Co.
Advocates

10, Old Post Office Street
Room No. 21: 1st Floor, Kol-1

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NATL
Rs. 100/-
- 8 DEC 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K.S. Roy Road, Kol-1



- 8 DEC 2017

810 2017

810 2017



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 8 DEC 2017

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1904-2017, Page from 474884 to 474937

being No 190412253 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.12.22 15:03:45 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 22-12-2017 15:03:42
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

