

22. **Arbitration:**

All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said properties or determination of any liability shall be referred to the arbitration under the Arbitration and Conciliation Act 1996 and/or the Arbitration and Conciliation (Amendment) 2015 or any other statutory modification or enactment for the time being in force and the award of the Arbitrator. In connection with the said arbitration, the parties have agreed and declared as follows:-

- (a) The arbitration shall be held at Kolkata in English language.
- (b) The Arbitral Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- (c) The Arbitral Tribunal will be at liberty to give interim orders and/or directions.
- (d) The Arbitral Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.
- (e) The Arbitral Tribunal will be at liberty to award compensation and the parties have agreed not to challenge the authority of the Arbitrators in awarding such compensation.

23. **Jurisdiction:**

- 23.1 All disputes will be subject to the competent Civil Courts having jurisdiction.

24. **Rules of Interpretation:**

- 24.1 Headings: Headings have been inserted at various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.
- 24.2 Presumptions Rebutted : It is agreed that all presumptions, which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions will adverse to the right title and interest of the Parties in the premises.

THE FIRST SCHEDULE ABOVE REFERRED TO:**(LAND)**

ALL THAT the piece and parcel of landed property measuring an area of **5 Cottah** lying and situated at Mouza- Doharia, J.L. No. 45, Touzi No.146, comprised in RS Dag No 1503, R.S. No.132, R.S. Khatian No.238, under Ward No. 9 (new), 16 (old), within Madhyamgram Municipality, Holding No.203/2, Methopara (North), District- 24 Parganas (North

Badal Ghosh

butted and bounded in the manner as follows:

- ON THE NORTH : Municipal Road
- ON THE EAST : Plot A2 of of Narayan Ghosh
- ON THE SOUTH : Plot B of Ramesh Ghosh
- ON THE WEST : Land of Dag No : 1503

SECOND SCHEDULE ABOVE REFERRED TO:**(COMMON PORTIONS)**

1. Areas : (a) Entrance and exits to the premises and the new constructions , (b) Boundary walls and main gates of the premises, (c) Staircase, and lobbies on all floors of the new constructions (d) Entranced lobby (3) Lift.
2. Water, Plumbing and Drainage: (a) Drainage and sewage lines and other installations for the same (b) Water supply system (c)Water pump, underground and overhead water reservoir together with all plumbing installations for carriage of water.
3. Electrical Installations : (a) Electrical wiring and other fittings (b) Lighting of the common portions(c) Electrical installations relating to receiving o electricity from suppliers and meters for recording the supply.
4. Others : (a) Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new constructions as are necessary for passage to and/or user of units in common by the occupants (b) Ultimate roof of the New building.

IN WITNESSES WHEREOF the Parties have executed this Agreement on the date mentioned above.

SIGNED, SEALED AND DELIVERED

In the presence of :

1. Soemen Laha
15/1, Beni Mitre Lane
P.O. & P.S. - Shilpa
Kewalpur 711102
2. Nandan Sarkar
Madhyamgram, Kcr-700129

Badal Ghosh.

SIGNED, SEALED AND DELIVERED

In the presence of :

1. Soemen Laha
2. Nandan Sarkar

PANACHE PROPERTIES PRIVATE LIMITED

R. Ramchandani
Director

Drafted by:

Aseep Kumar Dey
Advocate
High Court, Calcutta.
Ent. no. WB/1515/03

RECEIPT

RECEIVED from the within named Developer the within mentioned sum of **Rs2.00,000/- (Rupees Two Lakhs) only** by way of interest free refundable security deposit by various cheques

Sl.	Date	Name	Cheque No.	Bank	Amount (in Rs)
1.	04-05-2018	Badal Ghosh	003710	Allahabad Bank	Rs. 2,00,000/-
2.					
3.					
				TOTAL	2,00,000/-

Badal Ghosh.

(Rupees Two Lakhs) only

Badal Ghosh.

Witness:

1. Soumen Laha

2. Nandan Sarkar

SPECIMEN FORM FOR TEN FINGERS PRINT



Baalal Ghosh.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



R. Ramchandani

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

APH2254019



নির্বাচকের নাম : সৌমেন লাহা

Elector's Name : Soumen Laha

পিতার নাম : বনমালী লাহা

Father's Name : Bonomali Laha

লিঙ্গ/সেক্স : পুং / M

জন্ম তারিখ : 15/11/1962

Date of Birth

APH2254019

ঠিকানা:

১৫/১, বেনী মিত্র লেন, হাওড়া মিউনিসিপ্যাল
শিবপুর, হাওড়া-৭১১১০২

Address:

15/1, Beni Mitra Lane, Howrah Municipal
Corporation, SHIBPUR, HOWRAH-711102

Date: 27/12/2016

171 - হাওড়া মধ্য নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের জন্য কৃতি

Facsimile Signature of the Electoral
Registration Officer for

171 - Howrah Madhya Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেটার নিচে গাম
তেলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No
in the relevant Form for including your name in the
list at the changed address and to obtain the card
with same number

291 / 568

Soumen Laha



PANACHE PROPERTIES PRIVATE LIMITED

R Ramchandani

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RISHAD RAMCHANDANI
HARISH RAMCHANDANI

12/11/1986
Permanent Account Number
APDPR2364A

R. Ramchandani
Signature



R. Ramchandani

आयकर विभाग
INCOME TAX DEPARTMENT
BADAL GHOSH
SHACHINANDAN GHOSH
01/01/1967
Permanent Account Number
BXSPG0923J
Badal Ghosh
Signature

भारत सरकार
GOVT. OF INDIA



Badal Ghosh.



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CKW1504521



নির্বাচকের নাম : বাদল ঘোষ

Elector's Name : Badal Ghosh

পিতার নাম : শচীনন্দন ঘোষ

Father's Name : Shachinandan Ghosh

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1967
Date of Birth

Badal Ghosh.

CKW1504521

ঠিকানা:

দোহাড়িয়া মেঠাপাড়া মধ্যগ্রাম 15 বারাসাত উত্তর 24
পরগণা 700132

Address:

Dohadiya MethaparaMadhyamgram 15
Barasat North 24 Parganas 700132

[Handwritten signature]

Date: 07/08/2007

90-বারাসাত নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

90-Barasat Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

287/0480



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1088/47403/19167

To,
रषाद रामचंदनी
Rishad Ramchandani
S/O: Harish Prito Ramchandani
5B, Heysham Road
JJ Ajmera School
L.R.Sarani
L.r.sarani Circus Avenue Kolkata
West Bengal 700020
9831197050

Ref: 1288 / 04V / 369144 / 369184 / P



SA437243956FT



आपका आधार क्रमांक / Your Aadhaar No. :

5500 8093 6728

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



रषाद रामचंदनी
Rishad Ramchandani
जन्म तिथि / DOB : 12/11/1986
पुरुष / Male



5500 8093 6728

मेरा आधार, मेरी पहचान

R Ramchandani

ଓଡ଼ିଆ ଲେଖନୀ
DATED THIS THE 9th DAY OF February 2019
ଓଡ଼ିଆ ଲେଖନୀ

BETWEEN

SHRI BADAL GHOSH, OWNER
AND
M/S PANACHE PROPERTIES PRIVATE LIMITED
.... DEVELOPER'

DEVELOPMENT AGREEMENT

A.K. CHOWDHARY & CO

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

Major Information of the Deed



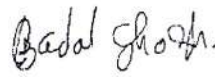
Deed No :	I-1904-01337/2019	Date of Registration	09/02/2019
Query No / Year	1904-0000221343/2019	Office where deed is registered	
Query Date	07/02/2019 7:59:36 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BADAL GHOSH DOHARIA METHOPARA, Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700132, Mobile No. : 9883032154, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 42,50,000/-]		
Set Forth value	Market Value		
	Rs. 50,00,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 42,605/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Methopara Road, Mouza: Doharia, Ward No: 9, Holding No:203/2 Pin Code : 700132

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1503	RS-238	Bastu	Bastu	5 Katha		50,00,003/-	Property is on Road
Grand Total :					8.25Dec	0 /-	50,00,003 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr BADAL GHOSH Son of Late SHACHINANDAN GHOSH Executed by: Self, Date of Execution: 09/02/2019 , Admitted by: Self, Date of Admission: 09/02/2019 ,Place : Office	 09/02/2019	 LTI 09/02/2019	 09/02/2019
DOHARIA METHOPARA, P.O:- GANGANAGAR, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700132 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXSPG0923J, Status :Individual, Executed by: Self, Date of Execution: 09/02/2019 , Admitted by: Self, Date of Admission: 09/02/2019 ,Place : Office				

Major Information of the Deed :- I-1904-01337/2019-09/02/2019

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PANACHE PROPERTIES PRIVATE LIMITED 5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AACCP9862G, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RISHAD RAMCHANDANI (Presentant) Son of Mr HARISH P RAMCHANDANI Date of Execution - 09/02/2019, , Admitted by: Self, Date of Admission: 09/02/2019, Place of Admission of Execution: Office	 Feb 9 2019 12:47PM	 LTI 09/02/2019	 09/02/2019
5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APDPR2364A Status : Representative, Representative of : PANACHE PROPERTIES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr SOUMEN LAHA Son of Mr BONOMALI LAHA 15/1, BENI MITRA LANE, P.O:- SHIBPUR, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr BADAL GHOSH, Mr RISHAD RAMCHANDANI	09/02/2019
<i>Soumen Laha</i>	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr BADAL GHOSH	PANACHE PROPERTIES PRIVATE LIMITED-8.25 Dec

Major Information of the Deed :- I-1904-01337/2019-09/02/2019

On 09-02-2019

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 12:38 hrs on 09-02-2019, at the Office of the A.R.A. - IV KOLKATA by Mr RISHAD RAMCHANDANI .,

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 50,00,003/-

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

Execution is admitted on 09/02/2019 by Mr BADAL GHOSH, Son of Late SHACHINANDAN GHOSH, DOHARIA METHOPARA, P.O: GANGANAGAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by Profession Business

Indetified by Mr SOUMEN LAHA, , , Son of Mr BONOMALI LAHA, 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

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

Execution is admitted on 09-02-2019 by Mr RISHAD RAMCHANDANI, DIRECTOR, PANACHE PROPERTIES PRIVATE LIMITED, 5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SOUMEN LAHA, , , Son of Mr BONOMALI LAHA, 15/1, BENI MITRA LANE, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,605/- (B = Rs 42,500/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,605/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2019 11:02AM with Govt. Ref. No: 192018190345717931 on 09-02-2019, Amount Rs: 42,605/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XQSAG8 on 09-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 140495, Amount: Rs.5,000/-, Date of Purchase: 08/02/2019, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2019 11:02AM with Govt. Ref. No: 192018190345717931 on 09-02-2019, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XQSAG8 on 09-02-2019, Head of Account 0030-02-103-003-02



Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Major Information of the Deed :- I-1904-01337/2019-09/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 61175 to 61205
being No 190401337 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2019.02.12 16:30:24 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 12-02-2019 16:30:19
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)