

25/3/2020

25/6/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST-BENGAL

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16/10/2020

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Valent - Pro
Sangamanti Des.

Dolon Ghosh.

TI-NESAN PVT. LTD.

Bron Ballar Sankar
Director

DRISTI ABASAN PVT. LTD.

Soujoy Ghosh.

JOINT VENTURE AGREEMENT
BETWEEN
DEVELOPERS AND LANDLORDS
FOR CONSTRUCTION OF MULTI-STORIED
BUILDING(S)

Noted that the document is admitted to stamp. The signature sheet is prepared and the copy of this document is submitted for the sake of this document.

This Article of **DEVELOPMENT JOINT VENTURE AGREEMENT** made on this 16th day of October Two Thousand twenty (2020).

BETWEEN

1
Addl. Dist. Sub-Registrar
Haringhata, Nadia.

Signature

I. SRI NILANJAN DEY, son of late Kanti Dey Alias Kanti Lal Dey, PAN - AUFPD9410Q, AADHAAR NO. 9438 2469 9596, by Occupation Business, by Faith Hindu, by Nationality Indian, residing at Digha, Post Office - Bara Jaguli, Police Station - Haringhata, District - Nadia, West Bengal, Pin -741221; Contd...p/2

2028 15 OCT 2018
তারিখঃ
ক্রেতার নাম ও পাস
স্ট্যাম্প ভেতর স্বাক্ষর
বিধান নম্বর (সল্টালেক সিটি এ ডি এস অফিস)
নোট স্ট্যাম্প ক্রয় তারিখ
চালান নং মোট কত টাকা খরিদ
কুমারী-বানারগুণ, ভেডার-মিতা দত্ত

স্বাক্ষর

Dr. Sri Abanm R.
2, Nisajam Gully
100-136

১৫ অক্টোবর ২০১৮
588007



Identified by me.
Tapan Das Ad.
Go. At. K. C. Das
Kedihatti, B. D. Ganti (via
Gangachagan) P. S. Airport
K. M. 700132

Shyamali Das
Smt Shyamali Das

Dolon Ghosh

DRISTI ABASAN PVT. LTD.

Pran Ballav Sarkar
Director

DRISTI ABASAN PVT. LTD.

Sanjoy Biswas
Director

2. SMT. SHYAMALI DAS, wife of Sri Kartick Chandra Das, (daughter of late Kanti Dey Alias Kanti lal Dey), **PAN - CHBPD9297A**, **AADHAAR NO. 9931 4294 8218**, by Occupation House wife, by Faith Hindu, by Nationality Indian, residing at Anandapur, Post Office - Bara Jaguli, Police Station - Haringhata, District - Nadia, West Bengal, Pin -741221;

3. SMT. DOLON GHOSH, wife of Sri Raj Kumar Ghosh, (daughter of late Kanti Dey Alias Kanti lal Dey), **PAN - BTVPG3984J**, **AADHAAR NO. 3058 4169 8032**, by Occupation House wife, by Faith Hindu, by Nationality Indian residing at Valuka Majhipara, Barasat, Post Office - Majhipara, Police Station - Amdanga, District North 24 Parganas, West Bengal, Pin -743145; hereinafter collectively called and referred to as the "**LAND OWNERS / VENDORS**" (which expression shall unless excluded by or repugnant to the context or subject, shall deemed to mean include their respective heirs, executors, administrators, representatives and assigns/nominees) the parties of the **FIRST PART**.

A N D

"**DRISTI ABASAN PVT. LTD.**" **PAN - AAFCD2173H**, a company within the meaning of Indian Companies Act. 2013, having its registered office at 2 No. Niranjanpally, Panchkari Kada Road (Baganbari), Post Office - R.Gopalpur, Police Station - Airport now Narayanpur, Kolkata - 700136, west Bengal and being represented by **Directors 1. PRAN BALLAV SARKAR**, son of late Radhika Mohan Sarkar, **PAN NO. ALLPS6566P**, **AADHAAR NO. 8928 8881 7735**, residing at 2 No, Niranjan Pally, Panchkari Kada Road (Baganbari), Post Office - Rajarhat Gopalpur, Police Station - Airport now Narayanpur, Kolkata - 700136, **2. SRI SANJOY BISWAS**, son of late Sailendra Kumar Biswas, **PAN No. AJHPB1082B**, **AADHAAR NO. 8641 4040 9723**, residing at Kadihati (Malancha), Sir Ramesh Mitra Road, Post office Ganti Via Ganganagar, Police Station - Airport now Narayanpur, North 24 Parganas, Kolkata - 700132,

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Witnessed by
 Surenkanti Das
 Dolon Ghosh
 PRISTI ARASAN PVT. LTD.
 For Ballou Saath
 Director

PRISTI ARASAN PVT. LTD.

Saigya Biswas
 Director

hereinafter called and referred to as the "DEVELOPERS/ BUILDERS" (which expression shall unless excluded by or repugnant to the context or subject, shall deemed to mean include its successor or successors at office administrators, executors, legal representatives and assigns) the parties of the **SECOND PART.**

And Whereas One Surendra Kumar Dey was seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the Premises of land about 1.72 acres (one acres seventy two decimals) within Mouza - Digha, J.L No. 55, Touzi No. 13, Revenue Survey No. 70, comprised in R.S Dag No. 511, 512, 513, under R.S Khatian No. 926 within Post Office Bara Jaguli, Police Station - Haringhata, District - Nadia, morefully and particularly described in the First schedule written herein below.

And Whereas the said Surendra Kumar Dey died on the 12.11.1978 leaving behind surviving his legal heirs/successors six sons e.g. Ratindralal Dey (Deceased), Sri Kanti Dey Alias Kantilal Dey (Deceased), Sri Apurbalal Dey (Deceased), Sri Nripendra Dey Alias Nripendralal Dey, Sri Chanchal Dey Alias Chanchal kumar Dey, Sri Chapal Dey, one daughter Smt. Chhabi Dey and his legal wife Kadambini Dey (Deceased) and according to Hindu Succession Act. 1956 the aforesaid six sons, one daughter and wife became the absolute joint Owners of the property left by the said Surendra Kumar Dey and each of them equally inherited 1/8th undivided land share i.e. 12 (twelve) Cottahas 15 (fifteen) Chittacks 38 (thirty eight) square feet. ✓

And Whereas thereafter the said Smt Kadambini Dey, wife of Surendra Kumar Dey died on the 21.06.1984 leaving behind surviving her legal heirs/successors e.g Sri Ratindra lal Dey (Deceased), Sri Kanti Dey Alias Kanti lal Dey (Deceased), Sri Apurbalal Dey (Deceased), Sri Nripendra Dey Alias Nripendra lal Dey, Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey and

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W. K. Dey

Siby annali Dey.

Dolon Chhathi

DESI ABASAN PVT. LTD.

Pran Chhathi

Director

DESI ABASAN PVT. LTD.

Sanjay Biswas.

Director

Smt. Chhabi Dey, according to Hindu Succession Act. 1956 the aforesaid six sons, one daughter became the absolute joint Owners of the property i.e. 12 (twelve) Cottahas 15 (fifteen) Chittacks 38 (thirty eight) square feet left by the said Kadambini Dey and each of them equally inherited 1/7th undivided share i.e. 1 (one) Cottahas 13 (thirteen) Chittacks 31 (thirty one) square feet.

And Whereas, in the manner aforesaid the Ratindra lal Dey (Deceased) son of Surendra Kumar Dey who inherited the total undivided land measuring an area 14 (fourteen) Cottahas 13 (thirteen) Chittacks 24 (twenty four) square feet from his parents and seized and possessed of and otherwise well and sufficiently entitled to the said undivided land property.

And Whereas, the state of being unmarried, Sri Ratindra lal Dey, son of Surendra Kumar Dey, died on the 27.06.2011 leaving behind surviving his legal heirs/successors e.g. Sri Kanti Dey Alias Kanti lal Dey, Sri Apurbalal Dey, Sri Nripendra Dey Alias Nripendra lal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, and Smt. Chhabi Dey, according to Hindu Succession Act. 1956 the aforesaid five brother, one sister became the absolute joint Owners of the property i.e. 14 (fourteen) Cottahas 13 (thirteen) Chittacks 24 (twenty four) square feet left by the said Ratindra lal Dey and each of them equally inherited 1/6th undivided land share i.e. 2 (two) Cottahas 7 (seven) Chittacks 26 (twenty six) square feet.

And Whereas, in the manner aforesaid the Sri Kanti Dey Alias Kanti lal Dey (Deceased), Sri Apurba lal Dey (Deceased), Sri Nripendra Dey Alias Nripendralal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey, each of them inherited or succeed the total undivided land measuring an area 17 (seventeen) Cottahas 5 (five) Chittacks 5 (five) square feet from their parents and brother and they were jointly seized and possessed of

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Mithun Dey

Sriyanti Das.

Dolon Ghosh.

DRISTI ABASAN PVT. LTD.

Pran Ballav Sarker
Director

DRISTI ABASAN PVT. LTD.

Sanjoy Biswas.
Director

and otherwise well and sufficiently entitled to the said land about 1.72 acres (one acres seventy two) decimals within Mouza - Digha, J.L No. 55, Touzi No. 13, Revenue Survey No. 70, comprised in R.S Dag No. 511, 512, 513, under R.S Khatian No. 926, morefully and particularly described in the First schedule written herein below.

And Whereas, henceforth the said Sri Apurba lal Dey, died on 16.10.2011 leaving behind surviving his legal heirs or successors only wife Smt. Rekha Dey and only one son Sri Mithun Dey, according to Hindu Succession Act. 1956 they became the absolute joint Owners of the property i.e. 17 (seventeen) Cottahas 5 (five) Chittacks 5 (five) square feet left by the said Apurba lal Dey and each of them equally inherited $\frac{1}{2}$ undivided land share i.e. 8 (eight) Cottahas 10 (ten) Chittacks 25 (twenty five) square feet.

And Whereas, the Land Owners were mutated their respective names with the B.L & L.R.O office and Haringhata Municipality and the owners had been paying Govt. Revenues (Dakhilas) and Municipality taxes regularly.

AND WHEREAS the Sri Kanti Dey Alias Kanti lal Dey have been seized and possessed of plot of total land measuring an area of 27 decimals as per L.R record comprised in R.S & L.R Dag No. 511, 512 & 513 under R.S Khaitan No. 926 & L.R Khaitan No. 1380.

AND WHEREAS the predecessor in interest of the owners herein Kanti Dey Alias Kanti lal Dey along with other co-owners Sri Nripendra Dey Alias Nripendralal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey, Smt. Rekha Dey and Sri Mithun Dey, on 26.02.2015 they jointly signed, executed and registered a Joint Venture Agreement between Developer and Land Lords, being No. 00677, recorded in Book No. 1, Volume No 2, pages from 4214 to 4245, and

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W. L. Dey

S. Shyamali Das
Dolon Ghosh

DRISTI ABASAN PVT. LTD.

Pran Ballav Sarkar
Director

DRISTI ABASAN PVT. LTD.

Sanjoy Biswas
Director

the terms and conditions stipulated therein, for construction of multi storied buildings, and on 26.02.2015 they jointly signed, executed and registered General Power of Attorney Being No. 00023, recorded in Book No. IV, CD Vol No. 1, pages from 251 to 267, appointing, nominating and constituting "DRISTI ABASAN PVT. LTD.", represented by Directors Sri Pran Ballav Sarkar and Sri Sanjoy Biswas, the Developer/Builders herein for negotiating in terms with the prospective Purchaser(s) of flat(s) car parking spaces, shops and any units in respect of their allocated areas, entering into agreement(s) for sale, receiving the consideration money in full or in part, in cash or by Cheque in their name, for signing and executing the agreement (s) for sale and Deed of Conveyance(s) and for presenting the ultimate Deed of Conveyance(s) before the registering authority for registration and the said Joint Venture Agreement and General Power of Attorney were registered with the Additional District Sub-Registrar office Haringhata, Nadia.

And Whereas, the said Kanti Dey Alias Kanti Lal Dey on 17.07.2015 has received Conversion Certificate of the Viti land, comprised in Digha Mouza, J.L. No. 55, Revenue Survey No. 70, Touzi No.13, R.S. Dag No. 511,512,513 under R.S Khatian No. 926, corresponding to L.R Dag No. 511,512,513 under L.R Khatian No. 1380, from the Sub Divisional Land & Land Reforms office, Kalyani Nadia, there of Memo No. 679/SDL/Kalyani/2014 and Conversion Certificate, Ref. Case No. 6/2015 (Haringhata).

And Whereas, the said Kanti Dey Alias Kanti Lal Dey, died on 19.03.2018, leaving behind surviving his legal heirs/successors only one son Sri Nilanjan Dey, Land Owners No. 1 herein and two daughters Smt. Shyamali Das Land Owners No. 2 herein and Smt. Dolon Ghosh, Land Owners No. 3 herein and according to Hindu Succession Act. 1956 they became the absolute joint Owners of the property i.e.17 (seventeen) Cottahas 5 (five) Chittacks 5 (five) Sft.

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W. L. Dey

Milem Das

Sujamali Das.

Dolon Ghosh.

DIRECTOR ABASAN PVT. LTD.

From Bollen Sarkar
Director

DEBUTI ABASAN PVT. LTD.

Sangit Biswas
Director

left by the said Kanti Dey Alias Kanti lal Dey and each of them equally inherited 1/3rd undivided land share i.e. 05 (five) Cottahas 12 (twelve) Chittacks 17 (seventeen) square feet. It may be stated here that his wife Smt Dipali Dey on 19.05.2018 died after death of Kanti Dey Alias Kanti lal Dey.

AND WHEREAS, after death of the said Kanti Dey Alias Kanti lal Dey, the present Land Owners No. 1 to 3 being the heir and heiresses of the said Kanti Dey Alias Kanti lal Dey have adopted the aforesaid Development Agreement dated 26.02.2015 and the terms and conditions stipulated therein as their own and this Supplementary Joint Venture Agreement shall be treated as a part of the Development Agreement dated 26.02.2015.

AND WHEREAS, after death of the said Kanti Dey Alias Kanti lal Dey, it has become necessary to sign, execute and register a Supplementary Development Agreement and Power of Attorney, so present land Owners/Vendors herein consent to sign execute a Supplementary joint venture Agreement with Developers/Builders and to sign execute and register a General Power of Attorney by the Owners herein in favour of the Developer/Builders.

AND WHEREAS, in the manner aforesaid the parties of the first part herein became the joint owners and they are absolutely seized and possessed of and otherwise well and sufficiently entitled to the total land measuring an area 17 (seventeen) Cottahas 05 (five) Chittacks 05 square feet, equivalent to 28.66 (twenty eight point sixty six) decimals, be the same little more or less, lying and situated at comprised in Digha Mouza, J.L. No. 55, Revenue Servey No. 70, Touzi No. 13, R.S. Dag No. 511, 512, 513 under R.S. Khatian No. 926 corresponding to L.R Dag No. 511, 512, 513 under L.R. Khatian No. 1380, within the Haringhata Municipality District Nadia, morefully and particularly described in First schedule, free from all encumbrances, charges, liens, lispence, trusts, bank mortgages, other mortgages, acquisition and / or requisitions whatsoever.

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Dolon Ghosh.

DRISTIABASAN PVT. LTD.

Pron Gollan Sarker

Director

DRISTIABASAN PVT. LTD.

Saujog Biswas

Director

And Whereas, the Developer/Builders shall construct and erect the multi-storied building with basement consisting of several self contained flats, units and car parking spaces, shopping mall, shop, showroom, nursing home space, any office spaces, any banking space, go-down etc. on the said property, according to the sanctioned building plan and shall make arrangement for the entire costs and expenses of the building and the Owners shall have no liability towards the costs of the construction or any part or portion thereof and also shall not be responsible for any laches or lapses in the matter of statutory rules or regulations of the Municipal laws or the materials shall be used for construction or of any accident that may result casualty including death of work man . It may be stated that the Developer/Builders shall be at liberty to borrow money or take financial assistance from the bank or any other financial institution or private person.

And Whereas on hearing such intention of the owners and also relying on the above representations made by the Owners herein, the "Developers /Builders" hereto having good and valuable reputation in the market approached the Owners expressing its intention to develop & construct multi-storied building or buildings with basement consisting of several self contained flats, units and car parking spaces, garage, shopping mall, shop, showroom nursing home space, any office spaces, any banking space, go-down etc. on the said property admeasuring an area of 17 Cottahs 05 Chittacks 05 square feet equivalent to 28.66 (twenty eight point sixty six) decimals, be the same little more or less, out of land 1.72 decimals (one acre seventy two) as per L.R Record, comprised in R.S Dag No. 511, 512, & 513 under R.S Khaitan No. 926 corresponding to L. R Dag No. 511, 512, & 513 under L.R Khatian No. 1380, within Mouza Digha, J.L. No. 55, Ra. Sa 70 Touzi No. 13, Police Station - Haringhata, in the District Nadia, more fully described in the First Schedule hereunder written and hereinafter referred to as the "**SAID LAND/DEMISED LAND**" and/or "**SAID PROPERTY**"

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Nilanjan Dey
 Shyamali Das.
 Dolon Ghosh.
 DRISTI ABASAN PVT. LTD.
 Pawan Ballav Sarker
 Director

DRISTI ABASAN PVT. LTD.
 Sanjoy Biswas.
 Director

in accordance to the Building Plan to be sanctioned by Harighata Municipality or any competent authority in the name of the present Land Owners herein, and/or any revised plan or plans to be prepared by the Developers/Builders at their choice discretion thereof.

Now the parties herein to avoid any and/or all litigations and complications in future have agreed to enter into this Agreement under the Terms & Conditions appearing hereunder.

And whereas, in this Agreement expression used herein shall unless it be contrary and / or repugnant to the context have the following meanings:

"OWNERS" shall mean, 1. Sri Nilanjan Dey, 2. Smt Shyamali Das, 3. Smt. Dolon Ghosh, the parties of the **FIRST PART** hereto holding 100% rights, title and interest in the **"SAID LAND"**.

"OWNERS / CO-OWNERS" shall mean the person holding presently absolute and exclusive 100% rights of the Said Land AND the collective form of the said person along with other person may purchase the different flats, units and car parking spaces, garage, shopping mall, shop, showroom, nursing home space, offices or any banking spaces, go-down portions in the proposed building or buildings together with undivided proportionate share on the said land in future.

"SAID LAND" OR "DEMISED LAND" shall mean the land containing an area of 17 Cottahs 05 Chittacks 05 square feet, equivalent to 28.66 (twenty eight point sixty six) decimals, be the same little more or less and 27 (twenty seven decimals as per L.R record, comprised in respective R.S & L.R Dag No. 511, 512, & 513, under R.S Khaitan No. 926 & L.R Khatian No. 1380, within Mouza Digha, J.L. No. 55, Ra. Sa No 70 Touzi 13, P.S Haringhata, in the District Nadia, more fully described in the First Schedule hereunder.

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Wilson Singh
 Sanyamali Das.
 Dolon Ghosh.
 DRISTI ABASAN PVT. LTD.
 From Ballan Saak
 Director
 DRISTI ABASAN PVT. LTD.
 Saugor Biswas
 Director

"AMALGAMATED LAND" / "AMALGAMATED PROPERTY" shall mean the "Said Land" and/or "Said Property" with other surrounding or adjacent lands and/or Properties already acquired and/or may be acquired by the "Developers/ Builders" and amalgamated and/or adjoined with the "Said Land" and/others "Said Property" by the "Developers/Builders" in favour of **DRISTI ABASAN PVT. LTD.** in future at their choice and discretion.

"SAID BUILDING/SAID BUILDINGS" shall mean one multi-storied building and/or several multi-storied buildings with basement on block wise basis as shall be constructed and finished and shall be made in habitable condition by the "Developers/Builders" in favour of **"DRISTI ABASAN PVT. LTD."** in conformity with the sanctioned plan and/or revised plan and/or modified plan to be sanctioned by the competent authority, concerned Haringhata Municipality/Nadia District Parishad on the "Said Property" only and/or on the other surrounding adjacent lands and/or properties amalgamated with the "Said Land" and/or "Said Property" hereunder in the First Schedule by the "Developers/ Builders" herein.

"SAID PREMISES" shall mean the official identity of the "Said Property" with "Said Building / Buildings" on Block wise basis collectively.

"AMALGAMATED PREMISES" shall mean the official identity in collective form of the said "Amalgamated Property" with said Building / Buildings" on Block wise basis collectively.

"SANCTIONED PLAN" shall mean "Building Plan or Plans" for multi-storied buildings with basement on the "Said Land" and/or on the "Said Property" or a composite plans showing several multi-storied buildings with basement on the said "Amalgamated Land"/"Amalgamated Properties" to be prepared and submitted by the "Developers/ Builders" at their choice & discretions and shall be sanctioned by the Competent Authorities and/or by the Harighata Municipality/ Nadia District Parishad.

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Wilson Raj

Sujmali Das.
Dolon Ghosh.

DRISTI ABASAN PVT. LTD.

Prom Ballan Sarkar
Director

DRISTI ABASAN PVT. LTD.

Sanjay Biswas.
Director

"BUILT-UP AREA" shall mean, the each of the area of a Single 'Flat' or 'Unit' including the proportionate shares of the staircase-landing with lift of the each floor whereon the specified flats or units is / are situated.

"SUPER BUILT-UP AREA" shall mean the said built-up area of a single Flat/Shop or Unit along with indivisible proportionate shares of all common area and/or common portions in the said premises calculated at a rate of 25% (Twenty five Percent) on the said built-up area and aggregating a "Total Measuring Area" of a flats, units and car parking spaces, garage, shopping mall, shop, showroom, nursing home space, offices or/and any banking spaces, go-down etc.

"OWNERS ALLOCATIONS" shall mean and include 30% of sanctioned area according to Sanctioned Building plan /Plans which will be sanctioned by the Harighata Municipality/Nadia District Parishad/any competent Authority in average floors (Top to bottom) over all blocks, to be constructed by the Developers/ Builders on the "Said land/property" of the present owners, under the First Schedule with proportionate and undivided common share in all common portion, common areas, common amenities and common facilities in a completely finished and in habitable conditions together with proportionate and undivided right title and interest, with undivided proportionate share of land on the said land and/or the Said Property and more fully described in the Second Schedule hereunder written.

ADJUSTABLE MONEY shall mean a sum of Rs. 6,00,000.00 (Rupees six lakh) only already paid by the Developers/ Builders to the Land Owners herein as adjustable money. The adjustable money of Rs. 6,00,000.00 (Rupees six lakh) only shall be adjusted with the 30% Owner's allocation of the plan sanctioned area by the Harighata Municipality/Nadia District Parishad,

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Willem-Dag
 Sanyamuli Das,
 Dolon Ghosh.
 KRISHIABASAN PVT. LTD.
 Pran Ballav Saha
 Director
 KRISHIABASAN PVT. LTD.
 Sanjay Biswas
 Director

with accordance @ Rs. 2000/= (two thousand) per sq.ft. on carpet area over the proposed building /buildings, with blocks of the first front of/in front of 34 No. National Highway Road, comprised with flats or units or shop or showroom or go-down, car parking space of the land owners Allocation. Further if any money needs to receive by the Land Owners at the time of construction period from the Developers/ Builders, that money also shall be adjusted at the aforesaid same way on carpet area.

"OWNERS' CONSIDERATION" shall mean the said Owner's Allocation of 30% only having all the rights, title and interest of flat, unit, shop, showroom, garages shopping mall, showroom, nursing home space, offices or/and any banking spaces, go-down in each and every block with undivided proportionate share of the land of the present Land owners according to Sanctioned Building plan/Plans and the residue 70% proportionate share of flat, unit, shop, showroom, garages in each and every block with undivided proportionate share of land of the "Said Property" allocable to the Developers/Builders.

"DEVELOPER'S ALLOCATION" shall mean and include the areas save & except the said "Owners' Allocations" and the common areas or portion with all common portion, common areas, common amenities and common facilities and all the residue portion 70% of the flats, units and car parking spaces, garage, shopping mall, shop, showroom, nursing home space, offices or /and any banking space, go-down and last roof rights of all blocks with others portions of the proposed building/buildings on the said land or amalgamated land, with undivided proportionate share of land.

"COMMON PORTIONS / COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installations comprised in the said building or buildings and

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Wilson Raj

Shyamali Das.

Dolon Ghosh.

DRISTI ABASAN PVT. LTD.

Pron Ballan Das
Director

DRISTI ABASAN PVT. LTD.

Sanjay Biswas.
Director

in the said land for practical use and enjoyment of the Owners with the Developers/Builders or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and/or may be provided by the Developers/ Builders for common use and enjoyment of the Land Owners herein with future co-owners of the building or buildings individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Land Owners or Co-Owners herein for the maintenance, management and upkeep of the building or buildings and the expenses for the common purpose of the owners or co-owners.

"COMMON PURPOSES" shall mean the purpose of managing and maintaining of the building or buildings in particular the common portions, payments or rates and taxes etc. collections and disbursements, mutation, formation of the association, common interest relating to their mutual right and obligation for the purpose of the unit / units.

"TOTAL AREA" shall according to its context mean the plinth area of the said flats and/or all the flats in the building including area being proportionate and undivided shares of the common bathrooms, common lobbies, staircases, lift, caretaker's room, small pump room and meter room etc. in the ground floor and also the thickness of the boundary walls, internal walls, the pillars and all common portion and/or areas in the building(s) as described in the Fourth Schedule and as may be provided that if any wall be common between two units, one half of the area under such wall shall be included in each unit excluding the right to use ultimate roof and exterior walls of the said building(s).

"PROPORTIONATE / PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the built-up area of any single flat would bear to the entire undivided built-up of all the flats collectively

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Wilson K. D. J.

Shyamali Das.

Dolon Ghosh.

DRISTI ABASAN PVT. LTD.

P. S. Ballal Sastri

Director

DRISTI ABASAN PVT. LTD.

Sangjy Biswas.

for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purpose and the common expenses then such share shall mean the proportions in which the total amount of such taxes, rates or expenses as shall be paid equally by the owners or co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the proportionate share of the "Said Land" or "Said Amalgamated Land" in a proportion to the measuring area of a single flat/unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building(s) constructed on the "Said Land" in the "Said Premises" or said "Amalgamated Land" in the "Said Amalgamated Premises".

"SINGULAR" shall include the "PLURAL" and vice-versa.

AND

"MASCULINE" shall include the "FEMININE" and vice-versa.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS :

- 1) The Owners hereby deliver the physical possession of the "Said Land" OR the "Said Property" and to construct multi-storied building or buildings with basement on the "Said Property" or on the "Said Amalgamated Land"/"Amalgamated Property" according to building plan / plans to be prepared by the Developers/Builders at its their choice, discretions. It is expressly mentioned here that the Developers/Builders will be fully entitled to prepare a building plan on the "Said Property" OR composite building plan / plans by joining any other adjacent land or adjacent property with the demised land and/or with the "Said Property" mentioned hereinabove as the "Amalgamated Land" / "Amalgamated Property" at their

Contd...p/15

Nilanjan Das

S. S. Sanyal Das

Dolon Ghosh

DRISTI ABASAN PVT. LTD.

Pran Ballav Saha

Director

DRISTI ABASAN PVT. LTD.

Sanjay Biswas

Director

choice, discretions and the Owners herein declares hereby their free consent and hereby given unfettered exclusive rights to the Developers/Builders and the Owners also hereby declare that during the time of preparation of the Said Plan or Plans, constructions and completions of the multi-storied building or buildings with basement and selling of the "Developer's Allocation" the Owners shall not interfere in any way and by any means and shall not be entitled to raise any objection and also shall not create any obstructions and / or hindrances and / or dispute whatsoever.

- 2) It is agreed by and between the parties that subject to the said land which is a perfect marketable title is found and / or made out by the Owners, the owners shall be entitled to get total 30% of the Building sanctioned plan area, according to their individual Land of the proposed building(s) comprised of Flats proportionately in average floors (Ground Floor to Top Floor) on each and every Block along with proportionate and undivided shares in all "Common Portion/Common Areas" in the "Said Building/Buildings" in fully complete and in habitable nature together with the facilities of water and electricity connection together with the proportionate undivided interest on the Said Land along with all common and proportionate right on all Common Areas, Common Facilities in the proposed building(s). The said Flats together with the share of common rights in all common areas and along with proportionate share of the Said Land are collectively referred to hereinabove and hereunder as the "Owners' Allocations". In addition to the said Owners' Allocation, so as the said Owners Allocations made hereinabove have been agreed to and/or has been treated herein as the only consideration of the Owners towards the price of the residue undivided proportionate share of the Said Land together with other than the common areas all the residue 70% structures and/or portions of the building entirely allocable to the Developers/Builders.

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Wilem v. Pary
 sanyamali Das.
 Dolom Ghosh -
 DIRECTI ABASAN PVT. LTD.
 Pm Callan Sarkar
 Director

DIRECTI ABASAN PVT. LTD.

Sanjay Biswas
 Director

Dr. Tapau Dey
 16/12/2020

- 3) The Owners herein shall simultaneously with the execution of these presents shall execute and register an irrevocable General Power of Attorney for the purpose of implementation of this Agreement and execution of the entire work of Development the land and construction of multi-storied building with basement and also for selling of Developer's Allocation in favour of the Developers/Builders or nominated person of the Developers/Builders and all the costs and expenses on account of such registration shall be incurred by the Developers/Builders or their nominated person or persons and to sign and execute the agreement for sale of flats, units and car parking spaces, garage, shopping mall, shop, showroom nursing home space, office any banking space, go-down along with proportionate share of land and to receive booking money or earnest money or the full consideration money of flats or units or car parking spaces or garage or shopping mall or shop or showroom or nursing home space or office or any banking space or go-down and sign and execute Deed of Conveyance / Conveyances and to present the same for Registration on receipt of full consideration money.
- 4) Whenever all the Land Owners / Co-owners will allot their total undivided Land property to the Developers/Builders in amalgamated form, the work of construction shall be started from that time only or after plan/plans sanctioned. At the time of similarity the areas under occupied of the existing tenants shall be vacated at the responsibility or liability of the Land owners and that matter Developers/Builders shall have no responsibility and liability and not be spend even single coin and until the Land Owners shall not vacat the tenants and shopkeeper and existing occupiers in front of said land or said property and/or from the 34 National High way adjacent the said land, till that time Developers/Builders shall not commence the construction work and if any problem arise to vacate any tenement,

Contd...p/17

Vikram Chandra
Sanyamuli Das.
Dolon Ghosh.

DRISTI ABASAN PVT. LTD.
Pran Chatterjee Sarker
Director

DRISTI ABASAN PVT. LTD.
Sanjoy Biswas.
Chairman

Apay M. Tapau Dey
Asst. Secy 16/12/2018

shopkeepers, any work of construction shall not be start. Again, this Agreement and the power of attorney can ~~not~~ be revoked in any circumstances or on any grounds whatsoever.

- 5) That the land owners declare and say that they will submit all the required and related papers and documents to the B.L & L.R.O/A.D.M.L.R.O for Land conversion and to obtaining the Conversion certificate and Developers/ Builders shall not spend even single coin towards the cost of conversion or for any other expenses towards payment of Municipal rates and taxes, Govt. rent or any other imposition.
- 6) It is agreed that the Developers/Builders shall make or prepared a plan or plans by the engineer and architect which to be appointment by Developers/Builders for multi storied building or buildings with basement at their cost and expenses and land owners shall submit the said plan or plans to the Municipality or any competent authority and the costs and expense of obtaining the sanctioned building plans expenses will be born by Developers and its amendments and modifications as-well-as of entire construction of the building/buildings, and the remuneration of architects and/or engineer which will be incurred towards development are to be borne solely by the Developers/Builders. Developers will be liable to pay the Municipal tax and Land Taxes and others Govt. tax payable to B.L. & L.R.O.as per ratio w.e.f. after the date completion of construction and handed over the possession to land owners their 30% ratio. Any dues on such account if found subsequently, shall be payable by the Land Owners.
- 7) After sanction of the building plan/plans by the concerned Authorities although existing tenant, shopkeepers as well as vacated land and after obtaining the work order the Developers/Builders shall commence the work

Contd...p/18

Milovan Roy

Singamuli Das
Dipon Ghosh.

DRISTI ARIKASAN PVT. LTD.

Pran Bala Sarker

Director

DRISTI ARIKASAN PVT. LTD.

Sanjay Biswas
Director

of construction of the proposed building and shall handover the said "Owners Allocable Saleable Area" in the new buildings within 60 months from the date of Construction work. The said allocable portion to the Owners shall be delivered by the Developers/Builders in a finished and habitable condition free from encumbrances.

- 8) That the original title deeds and all the documents with conversion certificate hereby hand over by the Owners to the Developers/Builders for completing the formalities relating be returned to the Owners who shall however make those documents available for reference by the Owners and Occupants or the flat Owner's Association to be formed afterwards.
- 9) It is agreed that the land owners shall pay the 30% cost and expenses of transformer and accessories and erection or installation charges and also pay the security deposit and cost of meter in their named and Developers/Builders shall pay the 70% as per ratio.
- 10) At the time of getting the Completion Certificate (C.C.) of the multi-storied building/buildings with basement from the Haringhata gram Municipality/Nadia Zilla Parishad, the Land Owners will bear 30% and Developers/Builders will bear 70% of the C.C. expenses.
- 11) Other than the said 30% of the saleable or sanctioned areas, according to their Land share allocable to the Owners, the Developers/Builders will be exclusively entitled to all the residue 70% flats, units and car parking spaces, garage, shopping mall, shop, showroom, go-down nursing home space, office/offices or any banking spaces, etc. all the residue portions thereof in the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities

Contd...p/19

Wilson Yu Raj
Suryamuli Das.

Dolon Ghosh.

PRUSTI ABASAN PVT. LTD.

Pron Ballew Sastor

Director

PRUSTI ABASAN PVT. LTD.

Sanjay Biswas.

and common facilities, and undivided and proportionate shares of land. The said residue portion (other than the Owners said allocation) of all the flats together with the common rights and undivided share of the Said Land area out of 28.66 (twenty eight point sixty six) decimals as stated hereinabove and hereinafter for the shake of brevity referred to as the Developer's Allocation. The Developers/Builders at their choice and discretion will be fully entitled to withhold the said Developer's Allocation and further shall be exclusively entitled to dispose of the said allocation or any portion thereof to any person/persons, firm/firms, company/companies or organization by way of sale/Mortgage/lease at any price and or Salami at their choice and discretion. The Developers/ Builders from the date thereof shall be entitled to enter into any or all Agreement with any person/persons relating to the Said Land without hampering the Owners' interest to obtain the said "Owners' Allocation" in the proposed building on the demised land.

- 12) The Developers/Builders can apply for and obtain financial assistance from any Govt. Bank or Private bank or Financial Institutions (Public or Private) at any point of time during the construction of the multi-storied building(s) with basement on the demised land / Said Land by way of mortgaging any security to the maximum extent of mortgaging the estate /the said land or said property (to be lawfully complied) under extreme circumstances.
- 13) The Developers/Builders shall be entitled to appoint architect, Engineer for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, beams, concrete, underground/overhead reservoirs, electrical and plumbing fixtures and materials used for constructions and sewerage systems etc. and the Developers/Builders will have the right to do so exclusively at their costs and expenses and remuneration to look after the same only. However, as agreed upon by both

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Widew In Raj
Smy amuli Bas.
Dolon Ghosh.

DRISTI ABASAN PVT. LTD.

Pran Bala Sarker
Director

DRISTI ABASAN PVT. LTD.

Sangit Biswas
Director

the parties, good quality materials as available in the market as shall be advice by the architect will be used for construction of the entire building or buildings and the land owners shall not be liable / responsible in any manner whatsoever regarding the construction materials used by the Developers/Builders.

- 14) The land owners from the date hereof shall always extend and offer all possible necessary facilities and co-operation to Developers/Builders for preparing, submitting and obtaining sanctioned plan or plans and also for obtaining necessary permission and obtaining mutation certificate in their names and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion of the proposed multi-storied building/buildings with basement hazards free and in well habitable conditions for the residents at the costs & expenses of the Developers/Builders and shall sign and execute all such necessary application, declaration, affidavits & all such documents relating to the Said Premises as and when shall be required and asked by the Developers/Builders to do so.
- 15) For the purpose of the construction of the said new proposed building or buildings the architect, engineers, other technical experts and all workmen shall be appointed by the Developers/Builders and they (Developers /Builders) will be responsible for the making of payment to each and all of them. The landowners shall have no liability for making any such payment to anyone of them either during the construction or after the completion of the construction or at any point of time whatsoever.
- 16) It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen & others, victimizing such

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Wilson Yu Toy

Shyamoli Das -
Dolon Ghosh.

DRISTI ABASAN PVT. LTD.

Pranab Kumar Saha
Director

DRISTI ABASAN PVT. LTD.

Souraj Das
Director

workmen or any other person whatsoever or causing any harm to any property during the course of construction, the Developers/Builders will keep the land owners, their estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of such eventualities.

17) It is agreed that the Owners, whenever it becomes necessary and asked by the Developers/Builders shall sign paper and execute documents in connection with obtaining of sanctioned plans or any modification thereof during the course of construction period of the proposed multi-storied building with basement till completion and disposal and sale of any and or all units / portions of the said multi-storied building or buildings with basement without raising any objection and / or predicament.

18) It is agreed by the landowners that in future or during the course of construction, if any defect on the land title of the owners is found or any suit is instituted against the landowners in respect of the said landed property mentioned in the First Schedule, the Developers/Builders shall have the liberty to proceed against the same on behalf of the landowners and all costs and expenses for defending or proceeding such suit / disputes and / or to make good such defects, shall be adjusted against the allocation of the Owners. However, both the Owners & the Developers/Builders herein, hereby indemnify each other to keep safe and harmless from any or all suits, actions, claims and / or demands of whatsoever nature created either by any outsider or by any person claiming through or under the parties enjoyed in those presents. It is also made clear that if in future any person proves that he/they is/are having title over the property of the owners shall cause add to them as Owners and shall pay his dues from the aforementioned allocations of the Owners.

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Wilem Raj
Shyamali Sen,
Dolon Ghosh.

DRISTI ABASAN PVT. LTD.
For Gellan Sarker

DRISTI ABASAN PVT. LTD.

Soumya Biswas,
Director

19) Both the parties hereby agreed that the time specified in clause 7 herein above, for completion and delivery of the portions allocable to the Owners each subject to force-measure i.e. if the construction is prevented or disturbed due to any natural calamities such as - floods, earthquake, Riots, Tempest and/or labour dispute, crisis of materials in the market and for any or all irritable circumstances beyond the control of the Developers/Builders, the time specified for construction of building and such delivery of Owners Allocation shall be extended for the period as shall be required by the Engineer & the Architect. It is expressible mentioned here that the Developers/Builders shall within the specified period shall try to complete the Owners Allocable portions and shall intimate the Owners by Registered Post with due acknowledgement, offering the Owners for taking delivery of Owners Allocations, that is to say the said flats within 15 days from the date of such intimation After fulfilling the Developer's obligation in a manner as stated herein, the Developers/Builders shall be entitled to prepare, execute & register any conveyance or conveyances in favour of any purchaser(s) in respect of & to the extent of Developers Allocation in the Said Premises or in the Said Amalgamated Premises and the Owners herein shall not be entitled to raise any objections or shall not create obstructions by any means, in any manner whatsoever. It is made clear that the Owners shall not have any right whatsoever in the areas or flats excepting the areas or flats/shop allocated to them.

20) The Owners, after obtaining the Owners Allocations as agreed to be allocated to them shall have no right to claim any additional proportionate undivided right on any part of demised land and/or Said Amalgamated Land if their be any for the time being enforce whereon the Developers/Builders has not till then commenced construction AND/OR if the developers/Builders do not make or continue with the construction work

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Vilwamraj

Suryamurthy Desai

Dolon Chugh

DRISTI/ASASAN PVT. LTD.

Pron-Balla Saak
Director

DRISTI/ASASAN PVT. LTD.

Sanjay Bishnoi
cto

on the remaining vacant portions of the land and/or of the Said Amalgamated Land whereon the Developers/Builders shall be absolutely entitled to either to make additional and/or the balance programmed of the construction at any point of time OR to keep the said remaining portion of the Said Land or the Said Amalgamated Land vacant whichever the case shall be at the sole and absolute discretion of the Developers/Builders.

- 21) The Owners shall never construct or raise any objection in case the proportionate undivided share in the demised land is reduced by reason of the Developers/Builders constructing an area in excess of the area intended and/or agreed to be constructed on the demised land and in that event shall not be entitled to obstruct or raise any objection whatsoever nature thereof.
- 22) Both the parties agree that the terms & conditions contained in this Agreement and in the Schedules annexed therewith shall be complied with by each of them in the most cordial and friendly manners. If any complications arises beyond the agreed terms & Conditions incorporated in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-party level discussion. The Owners hereby declare and assure the Developers/Builders not to restrain the later in continuing its entire activities of construction and selling of Developers Allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable portions and/or after the obligations of the Developers/Builders towards the Owners agreed hereby are fulfilled by the Developers/Builders in the manners as stated in clause 3 & clause 17 hereinabove.
- 23) However, if any disputes or difference arises between the parties, in the matter of implementing this Agreement or true interpretation of the terms

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Wilson P. Das
 S. Hymenli Das.
 Dolon Ghosh.
 (DRISTI ABASAN PVT. LTD.
 Prom. Gopal Chandra
 Director
 DRISTI ABASAN PVT. LTD.
 Sanjoy Das.
 Director

therein, the same be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate Advocate or Arbitrator one shall be selected by each party with the right to appoint umpire whose decision and award as envisaged in the Indian Arbitration Act, 1940 and amended by the Indian Arbitration and Conciliation 1996 with all its modifications for the time being enforce shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(The "Said Land" Owned of The First Parties And Hereby Delivered To The Developers/Builders)

All that piece & parcel of a Viti Land measuring an area of 8.50 (eight point five zero) decimals, be the same a little more or less, out of land 51 (fifty one) decimals within Digha Mouza, J.L. No. 55, Revenue Survey No. 70, Touzi No. 13, R.S. Dag No. 511 under R.S khatian No. 926, corresponding to L.R Dag No. 511 under L.R Khatian No. 1380.

All that piece & parcel of a another Viti Land measuring an area of 4.83 (four point eight three) decimals, be the same a little more or less, out of land 29 (Twenty nine Decimals), within Digha Mouza, J.L. No. 55, Revenue Survey No.70, Touzi No.13, R.S. Dag No. 512 under R.S khatian No. 926, corresponding to L.R Dag No. 512 under L.R Khatian No. 1380.

All that piece & parcel of a another Viti Land measuring an area of 15.33 (fifteen point three three) decimals, be the same a little more or less, out of land 92 (ninety two) decimals, within Digha Mouza, J.L. No. 55, Revenue Survey No. 70, Touzi No. 13, R.S. Dag No. 513 under R.S khatian No. 926, corresponding to L.R Dag No. 513 under L.R Khatian No. 1380.

Contd...p/25

Wilson Das

Shyamali Das.

Dolan Ghosh.

DRISTI ABASAN PVT. LTD.

Prom Ballav Saha

Director

DRISTI ABASAN PVT. LTD.

Sanjay Biswas

Director

Total Viti Land measuring an area of 28.66 (twenty eight point six six) decimals, equivalent to 17 (seventeen) Cottahas 5 (five) Chittacks 5 (five) square feet, be the same a little more or less, out of land 1.72 (one acre seventy two) decimal, as per L.R Parcha/record which recorded by B.L&L.R.O Haringhata, situated at Digha, Bara Jaguli and whereon shall be constructed the proposed multistoried building/buildings with basement consisting of self contained flats, units and car parking spaces, garage, shopping mall, shop, showroom, go-down, nursing home space, office or offices or any banking spaces, comprised in Mouza - Digha, J.L. No. - 55, Revenue Servey No. 70, Touzi No. - 13, R.S. Dag No. 511, 512, 513 under R.S. Khatian No. 926 corresponding to L.R Dag No. 511, 512, 513 under L.R. Khatian No. 1380, within the Haringhata Municipality, Ward No. 11, as the case may be under the A.D.S.R.O. of Haringhata, B.L. & L.R.O. Haringhata & Rents or Khazna payable to the Govt. of W.B represented by collectorate Nadia, butted & bounded by:

ON THE NORTH BY - Vacant & cultivable land of first party.

ON THE EAST BY - House of Keshab Bhowmik & others.

ON THE SOUTH BY - 10 feet wide Road.

ON THE WEST BY - 50 feet wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT SAID 30% of the sanctioned plan area which will be sanctioned by the competent authority (Haringhata Municipality/Nadia Zilla Parisad), according to their Land above mentioned First schedule along with common and undivided right of all common areas, common amenities and common facilities described in the Fourth Schedule Water facilities in finished & complete and in habitable condition as per Third Schedule in the multi-storied building/buildings with basement constructed on the Said Land measuring an area about 28.66 (twenty eight point six six) decimals Viti land, be the same little more or less, more fully and particularly described in the First Schedule herein above.

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Wilumbur
 Sanyamuli Das.
 Dolon Ghosh.
 (DRISTI ABASAN PVT. LTD.)
 Pr. Balla
 Director
 (DRISTI ABASAN PVT. LTD.)
 Sanjay K. Das.
 Director

THE THIRD SCHEDULE ABOVE REFERRED TO:

OWNERS' ALLOCATION

- A) DOORS & WINDOWS** : All Doors Frames (Size 4" X 2.5") would be made of good quality wood, Doors, Shutter would be Flush Doors made of Commercial Ply (Brambhaputra Ply or any other co. of the same rate) main door thickness 32 m.m. and other door thickness 30 m.m. and Main door would be fitted with hash bolt and there would not have any lock in kitchen & bath rooms. All windows would be made of steel/aluminum with glass panel. All doors & windows would be painted with White Primer.
- B) FLOORING** : All rooms Din-Liv, Bath-room, Kitchen & Balcony would be finished with vitrified tiles/Ceramic tiles (1' X 1' / 2' X 1.5' / 2' X 2') with 4" Skirting. The walls of the toilets / bathroom would finish with white glazed tiles in 60" height. Roof top would be finished with K.G. Mosaic/grey cement.
- C) SANITARY & PLUMBING** : Standard Toilet would be provided with C.P. Shower, Commode (ISI Brand) with P.V.C. Cistern . And in W.C. there would be only one tap (All taps and C.P.Fittings of Vertex & Victoria Co.). There would be only one basin (Nycer) in each flat.
- D) KITCHEN** : One Black Stone platform, one sink, floors would be finished with white Ceramic Tiles (12" X 12") and 2'0" Skirting white glazed Tiles on the back of the cooking platform to protect the oil spots.
- E) ELECTRICAL WIRING** :
1. Concealed wiring in all flats (Copper Electrical wire, Rajdhani/J.J.).
 2. Each flat will be provided with the following Electrical points: (All switches are of Preetam Sleek and all Board cover are of Backalite).
 - I. Bed Room (each) : 3 Light Points
1 Fan Point
1 Plug Point (5 Amp)

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Wileson Raj
Suryawati Des -
Dolon Ghosh.
DRISTI ABASAN PVT. LTD.
Pran Bhatnagar
DRISTI ABASAN PVT. LTD.
Dhanraj Biswas.

II. Dining or Drawing	:	3 Light Points 1 Fan Point
III. Kitchen	:	1 Plug Point (15 Amp) 1 Light Point 1 Exhaust Fan Point
IV. Toilet	:	1 Plug Point (15 Amp) 1 Light Point 1 Exhaust Fan Point
V. Verandah	:	1 Light Point
VI. W.C. (Toilet)	:	1 Light Point
VII. Entrance	:	1 Door Bell Point

F) WATER : Underground water tank and overhead water tank is to be constructed for supply of water 24 hours .

G) PAINTING : Plaster of Paris in inside walls.

H) OUTSIDE PAINTING : Shnowchem 2 Coats Painting.

I) RAILING OF STAIRCASE : Railing made of M.S.Rod (Grill) and handle with P.V.C. Cover.

J) STAIRCASE PAINTING: Plaster of Paris .

Above mentioned or written specification and building elevation may be changed any time, any purpose or reason.

THE FOURTH SCHEDULE REFERRED TO ABOVE :

1. Staircase of all the floors of the said multi-storied building(s).
2. Common landing with lift, common passage including main entrance leading to the ground floor.
3. Water Reservoir at underground, Over head water tank and water supply line from deep tube well by running water pump.
4. Cost of materials and labour for installation of Transformer and Meter for every flat from W.B.S.E.D.C.L shall be paid by Purchasers & Buyers proportionately.
5. Common Toilet on the ground floor.
6. Common caretaker's room.
7. Meter space.

Contd...p/28

Milovan Raj

Shyamali Das.

Dolon Ghosh.

DRISTI ABASAN PVT. LTD.

Poon Gollan Sastri

Director

DRISTI ABASAN PVT. LTD.

Sanyal Biswas.

8. External electrical installations, common light, switch boards & all electrical wiring (concealed) installed in the said building or buildings.
9. Drainages, Sewerage, Septic tank & all pipes for the same.
10. Boundary walls & main gate.

COMMON EXPENSES :

- A. All expenses for the maintenance, operating, replacing, repairing, renovating & repainting of the common portion & areas in the building or Buildings including the outer walls & boundary walls of the building .
- B. All the expenses for running and operating all machinery, equipments and installations comprised in the common portions including the cost of repairing, replacing and renovating the same.
- C. Costs & charges of establishment for maintenance of the said building(s).
- D. Costs & insurance premium for insuring the building or buildings and/or the common portions.
- E. All charges & deposits for supply of common utilities to all the co-owners in common.
- F. Municipal tax, water tax & other rates & taxes in respect of the premises and building (save & except those separately assessed in respect of any units of the purchaser).
- G. Cost of Formation & operation of the service organization including the office expenses incurred for maintaining the office thereof.
- H. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service & lighting the common portions including system lose for providing electricity to each unit.
- I. All Litigation expenses incurred for the common purpose & relating to the common use and enjoyment of the common portion & for all common affairs.
- J. All other expenses as shall be require in future for running of proper & smooth administration of the building / buildings and the upkeep of the same.

Contd..p/29

Wilam You Day
 Shyamoli Das
 Dolon Ghosh
 PRISTI ABASAN PVT. LTD.
 Pran Ballav Sastri
 Director
 PRISTI ABASAN PVT. LTD.
 Saugy Bishnoi
 Director

IN WITNESS WHEREOF, We have, hereunto set and subscribed our hand and signature at Haringhata, Nadia this 16th day of October 2020 .

SIGNED, SEALED & DELIVERED

By the **LAND OWNERS** at Nadia
In the presence of :

Witnesses

1. অসিত ম বসু চিত্র নন্দ
 চি. অসিত চিত্র নন্দ
 Vill: Haringhata
 P.O: Haringhata (Haringhata)
 Subrata Dhara.
 2 No Niranjampally
 P.O - R. Gopalpur
 Airport/Norajampur
 Kolkata-700136

1. Wilam You Day
2. Shyamoli Das.
3. Dolon Ghosh.

(SIGNATURE OF THE LAND OWNERS)

SIGNED, SEALED & DELIVERED

By the **DEVELOPERS** at Nadia
In presence of :

Witnesses

1. অসিত ম বসু চিত্র নন্দ
 চি. অসিত চিত্র নন্দ.
 Vill: Haringhata
 P.O: Haringhata (Haringhata)
 2. Subrata Dhara.
 2 No Niranjampally
 P.O - R. Gopalpur
 Airport/Norajampur
 Kolkata-700136

PRISTI ABASAN PVT. LTD.
 Pran Ballav Sastri
 Director

PRISTI ABASAN PVT. LTD.
 Saugy Bishnoi
 Director

(SIGNATURE OF THE DEVELOPERS)

Read over & explained to the Land Owners
And prepared in my office and identified by me

Drafted & Prepared by :

Tapan Dey
 (Advocate)
 Enrollment No. 495/99
 Barasat Judges Court, 24 PGS(N)

Typed by :-

Shambhu Dhara.
 Shambhu Dhara
 A.E. 8, saltlake city Kol 64.

Contd...p/30

4077

Nilesh Kumar Das

Sanyamali Das

- Dolon Ghosh.

DRISTIABASAN PVT. LTD.

Pran Ballav Sankar

Director

DRISTIABASAN PVT. LTD.

Sanjay Biswas
Director**MEMO OF CONSIDERATION**

Received the within mentioned amount of Rs.6,00,000.00 (Rupees six lakh) only from the within mentioned Developers in the following manner :

<u>DATE</u>	<u>CH.No</u>	<u>BANK WITH BRANCH.</u>	<u>AMOUNTS(Rs.)</u>
02.07.2020	727062	Indian Overseas Bank, Baguiati	1,00,000.00
30.07.2020	727066	Indian Overseas Bank, Baguiati	1,00,000.00
30.07.2020	727067	Indian Overseas Bank, Baguiati	1,00,000.00
16.10.2020	727073	Indian Overseas Bank, Baguiati	1,00,000.00
16.10.2020	727074	Indian Overseas Bank, Baguiati	1,00,000.00
16.10.2020	727075	Indian Overseas Bank, Baguiati	1,00,000.00
Total Rupees six lakh only			6,00,000.00

SIGNED, SEALED & DELIVEREDBy the **LAND OWNERS** at Nadia

In the presence of :

Witnesses

1. নিলেশ কুমার দাস
Ct. ২টি মাটি দেয়া হয়েছে
Vill:- বিলুয়া গাওঁ
PO:- বড় গাওঁসারী (জোনাকীপাড়া)
2. Subrata Dharca,
2 No Nirayampally
P.O.- R. Gopalpur, Airport
New Narayanpur Kot-136

1. Nilesh Kumar Das

2. Sanyamali Das.

3. Dolon Ghosh.

(SIGNATURE OF THE LAND OWNERS)

DRISTIABASAN PVT. LTD.

Pran Ballav Sankar
Director**SIGNED, SEALED & DELIVERED**By the **DEVELOPERS** at Nadia

In presence of :

Witnesses

1. নিলেশ কুমার দাস
Ct. ২টি মাটি দেয়া হয়েছে
Vill:- বিলুয়া গাওঁ
PO:- বড় গাওঁসারী (জোনাকীপাড়া)
2. Subrata Dharca,
2 No Nirayampally
P.O.- R. Gopalpur
Airport New Narayanpur
Kot-700136

DRISTIABASAN PVT. LTD.

Sanjay Biswas

(SIGNATURE OF THE DEVELOPERS)

UNDER RULE 44A OF THE I.R. ACT 1908

Name... PRAN BALLAV SARKAR












LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: left;"> <p style="font-size: small;">Pran Ballav Sarkar</p> <div style="text-align: right;">ডান হাত</div> </div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Pran Ballav Sarkar

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator, (Tick the appropriate status)

(2) Name... SANJOY BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: left;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Sanjoy Biswas

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

ORDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Milan Kumar Das

ডান হাত

Milankumar Das Milan Kumar Das

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



S. Sanyal Das

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

S. Sanyal Das S. Sanyal Das

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Dolon Chakrabarti

ডান হাত

Dolon Chakrabarti

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

आयकर विभाग
INCOME TAX DEPARTMENT
NILANJAN DEY
KANTILAL DEY
0501/1972
PAN Card Number
AUFF094100
भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
Income Tax Department
New Delhi

Nilanjana Dey





ভারতীয় শিখা পরিচয় আইন, ২০১৬
ভারত সরকার
 Unique Identification Authority of India
 Government of India

অধিকারিক আইডি / Enrollment No: 1062/80057/04216

To
 ঈশান দে
 NILANJAN DEY
 BARAJACULI
 Digha(CT)
 Barajaculi
 Nadia

West Bengal 741221



MN214158260FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9438 2469 9596

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

ঈশান দে
 NILANJAN DEY
 পিতা : কান্তাল দে
 Father: KANTAL DEY
 জন্ম বর্ষ / Year of Birth: 1972
 পুংস্ব / Male



9438 2469 9596

আধার - সাধারণ মানুষের অধিকার

Nilanjan De



शुद्ध वित्त
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KANTAL DEVI

050671964

Assessment National Payment

CHBPD2297A

Signature



Kantamali Devi



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DOLON GHOSH

KANTI LAL DEY

10/01/1973

Permanent Account Number

BTVPG3984J

Dolon Ghosh
Signature



25012016

इस कार्ड को खोने / पाने पर कृपया सूचित करें / सूचनाएं
आयकर विभाग कार्ड, एन एस डी एल
5 वी मॉडल, भू-सी स्ट्रीट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे-411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune-411 016.

Tel: 91-20-2721-4110, Fax: 91-20-2721-8081
e-mail: income@nsdl.com



भारत सरकार

Government of India

भागीदार क्रम / Enrollment No 1142/50007/09429

To
श्री डोल घोष
Dolon Ghosh
W/O Rajkumar Ghosh
Bhaskara Mahipara, Barasat,
Bhadrak
Mahipara Amdanga North 24 Parganas
West Bengal 741143
7879270875

Ref: 2498 / 10E / 238501 / 228553 / P



SH442211050DF



आपका आधार क्रमांक / Your Aadhaar No. :

3058 4169 8032

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

श्री डोल घोष
Dolon Ghosh
जन्म वर्ष / Year of Birth : 1974
लिंग / Gender

3058 4169 8032

आधार - आम आदमी का अधिकार

Dolon Ghosh-

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी भंडा संख्या कार्ड
Permanent Account Number Card

ALLPS6586P

नाम / Name
PRAN BALLAV SARKAR

पिता का नाम / Father's Name
RADHIKA MOHAN SARKAR

जन्म की तारीख / Date of Birth
01/01/1953

हस्ताक्षर / Signature



08/12/2017



भारत सरकार
GOVERNMENT OF INDIA

आधार संख्या



Pranballav Sarkar
जन्म तिथि / DOB: 01/01/1953
पुरुष / MALE



8928 8881 7735

MERA AADHAAR, MERI PEHACHAN



सर्वोच्च निर्देश अधिकार
भारतीय मंडल
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GGC0336828



चिरोत्प्रेरक नाम : प्रानबल्लव सार्कार

Elector's Name : Pranballav Sarkar

पिता का नाम : राधिकामोहन सार्कार

Father's Name : Radhikamohan Sarkar

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth : XX / XX / 1953



Major Information of the Deed

Deed No. : I-1309-02569/2020	Date of Registration	16/10/2020
Registry No / Year : 1309-2001353895/2020	Office where deed is registered	
Registry Date : 14/10/2020 1:54:07 PM	1309-2001353895/2020	
Applicant Name, Address & Other Details	TAPAN DEY KADIHATI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700132, Mobile No. : 6289811972, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 1,10,47,500/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)	

Land Details :

District: Nadia, P.S:- Haringhata, Municipality: Haringhata Municipality, Road: Road Under Ward No 11, Mouza: Digha, JI No: 55, Pin Code : 741221



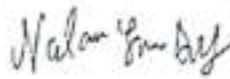


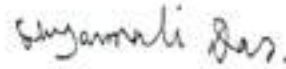
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-511 (RS -511)	LR-1380	Viti	Viti	8.5 Dec	1,00,000/-	31,87,500/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-512 (RS -512)	LR-1380	Viti	Viti	4.83 Dec	1,00,000/-	18,11,250/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-513 (RS -513)	LR-1380	Viti	Viti	15.33 Dec	1,00,000/-	57,48,750/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
TOTAL :					28.66Dec	3,00,000 /-	107,47,500 /-	
Grand Total :					28.66Dec	3,00,000 /-	107,47,500 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					

On Land L2	100 Sq Ft	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
On Land L3	100 Sq Ft	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
Total :	300 sq ft	3,00,000 /-	3,00,000 /-	

Land Lord Details :













Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Nilanjan Dey (Presentant) Son of Late Kanti Dey Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office	 <small>16/10/2020</small>	 <small>LTI 16/10/2020</small>	 <small>16/10/2020</small>
Digha, P.O:- Barajagull, P.S:- Haringhata, District:-Nadia, West Bengal, India, PIN - 741221 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0Q, Aadhaar No: 94xxxxxxxx9596, Status :Individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Shyamali Das Wife of Shri Kartick Chandra Das Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office	 <small>16/10/2020</small>	 <small>LTI 16/10/2020</small>	 <small>16/10/2020</small>
Anandapur, P.O:- Barajagull, P.S:- Haringhata, District:-Nadia, West Bengal, India, PIN - 741221 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx7A, Aadhaar No: 99xxxxxxxx8218, Status :Individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Dolon Ghosh Wife of Shri Rajkumar Ghosh Executed by: Self, Date of Execution: 16/10/2020 Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission: Office			<i>Dolon Ghosh</i>
16/10/2020	LT 16/10/2020	16/10/2020	
Valuka Majhipara, P.O:- Majhipara, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN - 743145 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx4J, Aadhaar No: 30xxxxxxxx8032, Status :Individual, Executed by: Self, Date of Execution: 16/10/2020 Admitted by: Self, Date of Admission: 16/10/2020, Place : Office			

Developer Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	DRISTI ABASAN PVT. LTD. 2 Niranjanpally Panchkari Kada Road, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, PAN No.:: AAxxxxxx3H, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Pran Ballav Sarkar Son of Late Radhika Mohan Sarkar Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Pran Ballav Sarkar</i></td> </tr> <tr> <td>Oct 16 2020 4:12PM</td> <td>LT 16/10/2020</td> <td>16/10/2020</td> <td></td> </tr> </tbody> </table> <p>2no. Niranjanpally Panchkari Kada Road, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6P, Aadhaar No: 89xxxxxxxx7735 Status : Representative, Representative of : DRISTI ABASAN PVT. LTD. (as)</p>	Name	Photo	Finger Print	Signature	Shri Pran Ballav Sarkar Son of Late Radhika Mohan Sarkar Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office			<i>Pran Ballav Sarkar</i>	Oct 16 2020 4:12PM	LT 16/10/2020	16/10/2020	
Name	Photo	Finger Print	Signature										
Shri Pran Ballav Sarkar Son of Late Radhika Mohan Sarkar Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office			<i>Pran Ballav Sarkar</i>										
Oct 16 2020 4:12PM	LT 16/10/2020	16/10/2020											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sanjoy Biswas Son of Late Sailendra Kumar Biswas Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Sanjoy Biswas</i></td> </tr> <tr> <td>Oct 16 2020 4:13PM</td> <td>LT 16/10/2020</td> <td>16/10/2020</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sanjoy Biswas Son of Late Sailendra Kumar Biswas Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office			<i>Sanjoy Biswas</i>	Oct 16 2020 4:13PM	LT 16/10/2020	16/10/2020	
Name	Photo	Finger Print	Signature										
Shri Sanjoy Biswas Son of Late Sailendra Kumar Biswas Date of Execution - 16/10/2020, , Admitted by: Self, Date of Admission: 16/10/2020, Place of Admission of Execution: Office			<i>Sanjoy Biswas</i>										
Oct 16 2020 4:13PM	LT 16/10/2020	16/10/2020											

P.O:- Ganti Viaganganagar, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PI No: 13092001353895, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx2E, Aadhaar No: 86xxxxxxxx9723 Status : Representative, Representative of : DRISTI ABASAN PVT. LTD

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapan Dey Son of Late Kartick Chandra Dey Kadhati, P.O:- Gantiviaganganagar, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700132			<i>Tapan Dey</i>
	16/10/2020	16/10/2020	16/10/2020

Identifier Of Shri Nilanjan Dey, Smt Shyamali Das, Smt Dolon Ghosh, Shri Pran Ballav Sarkar, Shri Sanjoy Biswas

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dey	DRISTI ABASAN PVT. LTD.-2.83333 Dec
2	Smt Shyamali Das	DRISTI ABASAN PVT. LTD.-2.83333 Dec
3	Smt Dolon Ghosh	DRISTI ABASAN PVT. LTD.-2.83333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dey	DRISTI ABASAN PVT. LTD.-1.61 Dec
2	Smt Shyamali Das	DRISTI ABASAN PVT. LTD.-1.61 Dec
3	Smt Dolon Ghosh	DRISTI ABASAN PVT. LTD.-1.61 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dey	DRISTI ABASAN PVT. LTD.-5.11 Dec
2	Smt Shyamali Das	DRISTI ABASAN PVT. LTD.-5.11 Dec
3	Smt Dolon Ghosh	DRISTI ABASAN PVT. LTD.-5.11 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Nilanjan Dey	DRISTI ABASAN PVT. LTD.-100.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt Shyamali Das	DRISTI ABASAN PVT. LTD.-100.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Smt Dolon Ghosh	DRISTI ABASAN PVT. LTD.-100.00000000 Sq Ft

Details as per Land Record

Kusha, P.S.- Haringhata, Municipality: Haringhata Municipality, Road: Road Under Ward No 11, Mouza: Digha,
P.S. Pin Code : 741221

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 511, LR Khatian No:- 1380	Owner:কাবি দে, Gurdian:সুবেন্দু কুমা, Address:নিজ , Classification:বাগান, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 512, LR Khatian No:- 1380	Owner:কাবি দে, Gurdian:সুবেন্দু কুমা, Address:নিজ , Classification:বাগান, Area:0.03840000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 513, LR Khatian No:- 1380	Owner:কাবি দে, Gurdian:সুবেন্দু কুমা, Address:নিজ , Classification:আউশ, Area:0.15000000 Acre,	Seller is not the recorded Owner as per Applicant.

10-10-2020
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
1,10,47,500/-

De

Swati De
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HARINGHATA
Nadia, West Bengal

On 16-10-2020

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 : 4f (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:58 hrs on 16-10-2020, at the Office of the A.D.S.R. HARINGHATA by Shri Nilanjan Dey, one of the Executants.

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

Execution is admitted on 16/10/2020 by 1. Shri Nilanjan Dey, Son of Late Kanti Dey, Digha, P.O: Barajaguli, Thana: Haringhata, , Nadia, WEST BENGAL, India, PIN - 741221, by caste Hindu, by Profession Business, 2. Smt Shyamali Das, Wife of Shri Kartick Chandra Das, Anandapur, P.O: Barajaguli, Thana: Haringhata, , Nadia, WEST BENGAL, India, PIN - 741221, by caste Hindu, by Profession House wife, 3. Smt Dolon Ghosh, Wife of Shri Rajkumar Ghosh, Valuka Majhipara, P.O: Majhipara, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by Profession House wife

Identified by Shri Tapan Dey, , Son of Late Kartick Chandra Dey, Kadihati, P.O: Gantiviaganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-10-2020 by Shri Pran Ballav Sarkar, , DRISTI ABASAN PVT. LTD., 2 Niranjanpally Panchkari Kada Road, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Shri Tapan Dey, , Son of Late Kartick Chandra Dey, Kadihati, P.O: Gantiviaganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Advocate

Execution is admitted on 16-10-2020 by Shri Sanjoy Biswas, , DRISTI ABASAN PVT. LTD., 2 Niranjanpally Panchkari Kada Road, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136

Identified by Shri Tapan Dey, , Son of Late Kartick Chandra Dey, Kadihati, P.O: Gantiviaganganagar, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700132, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 7:45PM with Govt. Ref. No: 192020210116835031 on 14-10-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ATHACC4 on 14-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/ by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4028, Amount: Rs.5,000/-, Dale of Purchase: 15/10/2020, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2020 7:45PM with Govt. Ref. No: 192020210116835031 on 14-10-2020, Amount Rs: 15,020/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0ATHACC4 on 14-10-2020, Head of Account 0030-02-103-003-02



Swati De

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HARINGHATA**

Nadia, West Bengal

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1309-2020, Page from 61707 to 61756
Deed No 130902569 for the year 2020.



Digitally signed by Swati De
Date: 2020.12.24 11:32:01 +05:30
Reason: Digital Signing of Deed.

De

(Swati De) 2020/12/24 11:32:01 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HARINGHATA
West Bengal.

(This document is digitally signed.)