

2/No: 672/15

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 625320

26.02.15  
5-30 PM

*[Signature]*

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

Adl. Dist. Sub-Registrar  
Haringhata, Nadia.



2 MAR 2015

**JOINT VENTURE AGREEMENT**

**BETWEEN**

**DEVELOPERS AND LANDLORDS**

**FOR CONSTRUCTION OF MULTI-STORIED BUILDING(S)**

*1. Chhabi Dey  
2. Kanti Dey  
3. Nripendra Dey  
4. Chanchal Dey*

*5. Chopal Dey  
6. Rakha Dey  
7. Mithun Dey*

This Article of Development Agreement made on this 26<sup>th</sup> - day of February Two Thousand Fifteen.

**BETWEEN**

1. **Smt. Chhabi Dey**, daughter of late Surendra Kumar Dey, aged about 70 years, by Profession retired, by Faith Hindu, by nationality Indian 2. **Sri Kanti Dey Alias Kanti lal Dey**, son of late Surendra Kumar Dey, aged about 66 years, by Profession retired, by Faith Hindu, by nationality Indian, 3. **Sri Nripendra Dey Alias Nripendra lal Dey**, son of late Surendra Kumar Dey, aged about 59 years, by Profession business, by Faith Hindu, by nationality Indian, 4. **Sri Chanchal Dey Alias Chanchal Kumar Dey**, son of late Surendra Kumar Dey,

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সন ও তারিখ -

19-02-2015

ক্রোতার নাম -

DRISTI ABASAN Pvt. LTD.

সম্বিন -

মূল্য -

Rs. 5000/- First thousand only. Kol. 136.

ভেদার -

বারাসাত পোষ্ট, উত্তরে ২৪ পরগণা

ভেদার - শ্রী হারান চন্দ্র সাধু

টি.ডি. নং -

তারিখ -

18.2.15

মোট স্ট্যাম্প মূল্য -

137/-

দ্রোকারী অফিস - বারাসাত

Chhabi Dey,



Chhabi Dey,



6  
Addl. Dist. Sub-Registrar  
Haringhata, Nadia.

Kanti Dey & Kanti Kanti Dey

26 FEB 2015



Noipura Saptalis  
Noipura del dey

aged about 57 years, by Profession business, by Faith Hindu, by nationality Indian, **5. Sri Chapal Dey** son of late Surendra Kumar Dey, aged about 54 years, by Profession business, by Faith Hindu, by nationality Indian, **6. Smt Rekha Dey**, wife of late Apurbalal Dey aged about 57 years, by Profession household work, by Faith Hindu, by nationality Indian **7. Sri Mithun Dey**, son of late Apurbalal Dey aged about 34 years, by Profession business, by Faith Hindu, by nationality Indian, all are residing at Vill. - Digha, P.O. - Bara Jaguli, P.S. - Haringhata, Dist. Nadia, West Bengal, 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) of the **FIRST PART**.

**A N D**

"**DRISTI ABASAN PVT. LTD.**" a company within the meaning of Indian Companies Act. 2013, having its registered office at 2 no. Niranjana Pally, Panchkari Kada Road (Baganbari), P.O. - R.Gopalpore, P.S. - Airport, Kolkata - 700136, west Bengal and being represented by **Directors 1. PRAN BALLAV SARKAR** son of late Radhika Mohan Sarkar, **2. SANJOY BISWAS**, son of late Sailendra Kumar Biswas, 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) of the **OTHERS 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 satak) 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 P.O. Bara Jaguli, P.S Haringhata, Nadia, morefully and particularly described in the schedule "A" written herein below.

**And Whereas** the said Surendra Kumar Dey died on the 12 th day of November, 1978 leaving behind surviving his six sons Ratindralal Dey (deceased),

1. Atashi Dey.  
2. Kanti Dey alias  
Kanti Lal Dey.  
3. Apurbalal Dey alias  
Apurbalal Dey  
4. Chandra Prasad  
Chandra Prasad  
5. Chapal Dey  
6. Rekha Dey.  
7. Mithun Dey

*(Signature)*


✓ Chemu Dey, alias  
Chercent Dey.

✓ Chapal Dey.

✓ Rekha Dey

✓ Mithun Dey



  
Addl. Dist. Sub-Registrar  
Haringhata, Nadia.

26 FEB 2015

Swapan Bhattacharya  
No. 4, Kalipada Bhattacharya  
vill. Dighapara  
P.O. Barajiguli, P.S. Haringhata  
Dist. Nadia.  
Prof. Business.

- 1. Chhabi Dey
- 2. Kanti Son Alias
- 3. Kanti Lal Dey
- 4. Nripendra Dey
- 5. Surendra Kumar Dey
- 6. Smt. Chhabi Dey
- 7. Rekha Dey
- 8. Mithun Dey

Sri Kanti Dey Alias Kantilal Dey, 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 legal heirs or representative and after the death of Surendra Kumar Dey each of them became entitled to undivided 1/8 th part of land share i.e. 12 kottach 15 chittacks 38 sqft. in the property under the Hindu succession Act. 1956.

**And Whereas** thereafter the said Kadambini Dey wife of Surendra kumar Dey (deceased) died on the 21<sup>st</sup> day June 1984 leaving behind surviving her legal heirs or representatives namely Sri Ratindra lal Dey (deceased), Sri Kanti Dey Alias Kanti lal Dey, Sri Apurbalal Dey (deceased), Sri Nripendra Dey Alias Nripendra lal Dey, Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey and after death of the said Kadambini Dey each of them became entitleled to undivided 1/56 th part of land share i.e. 1 kottach 13 chittacks 31 sqft. in the property under the Hindu succession Act. 1956.

**And Whereas** henceforth the said Sri Ratindra lal Dey son of Surendra Kumar Dey (deceased) to unmarried possession he died on the 27th day June 2011 leaving behind surviving his legal heirs or representatives namely Sri Kanti Dey Alias Kanti lal Dey, Sri Apurbalal Dey (deceased), Sri Nripendra Dey Alias Nripendra lal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey and after death of the said Ratindra lal Dey each of them became entitleled to undivided 1/336 th part of land share i.e. 2 kottach 07 chittacks 25 sqft. in the property under the Hindu succession Act 1956.

**And Whereas** while in absolute khas possession, occupation, and enjoyment of the land share measuring an area of 17 kottach 05 chittacks 05 sqft. aforesaid each and every six land share holder/land owner, Sri Kanti Dey Alias Kanti lal Dey, Sri Apurba lal Dey (deceased), Sri Nripendra Dey Alias Nripendralal Dey, Sri Chanchal Dey Alias Chanchal Kumar Dey, Sri Chapal Dey, Smt. Chhabi Dey, one of them Sri Apurbalal Dey who died on 16.10.2011 leaving behind surviving his legal hairs only wife Smt. Rekha Dey and only one son Sri Mithun Dey each of them/legal hairs of Apurbalal Dey became entitleled to undivided land share i.e. 8 kottach 10 chittacks 25 sqft. of the land property left by the said Apurbalal Dey (deceased).

*[Handwritten signature]*

1. Chhabi Dey. Alias  
 Kanti Dey  
 Kanti Lal Dey  
 3. Sri Nripendra Dey Alias  
 Nripendra Lal Dey  
 4. Sri Chanchal Dey  
 Chanchal Kumar Dey  
 5. Chapal Dey  
 6. Sri Dey  
 7. Sri Dey

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

AND WHEREAS the Owners herein 1 No Smt. Chhabi Dey have been seized and possessed of plot of total land measuring an area of 29 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. 1387 by way of inheritance from his father, mother and unmarried brother.

AND WHEREAS the Owners herein 2 No 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 by way of inheritance from his father, mother and unmarried brother.

AND WHEREAS the Owners herein 3 No Sri Nripendra Dey Alias Nripendra Lal Dey have been seized and possessed of plot of total land measuring an area of 29 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. 1383 by way of inheritance from his father, mother and unmarried brother.

AND WHEREAS the Owners herein 4 No Sri Chanchal Dey Alias Chanchal Kumar Dey have been seized and possessed of plot of total land measuring an area of 29 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. 1384 by way of inheritance from his father, mother and unmarried brother.

AND WHEREAS the Owners herein 5 No Sri Chapal Dey have been seized and possessed of plot of total land measuring an area of 30 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. 1385 by way of inheritance from his father, mother and unmarried brother.

5

Chhabi Dey -  
Kanti Dey Mis  
Kanti Dey Dey  
Kripendra Dey Dey  
Nityananda Dey Dey

Ramendra Dey  
Chandrabandey

Chopal Dey -  
Rekha Dey  
Mithundey

**AND WHEREAS** the Owners herein 6 No Smt. Rekha Dey have been seized and possessed of plot of total land measuring an area of 16 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. 2466 by way of inheritance from husband Apurbalala Dey (deceased) son of late Surendra Kumar Dey.

**AND WHEREAS** the Owners herein 7 No Sri Mithun Dey have been seized and possessed of plot of total land measuring an area of 12 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. 2467 by way of inheritance from his father Apurbalala Dey (deceased), son of late Surendra Kumar Dey, and by indent of all the Owners jointly have been seized and possessed of total undivided landed Property measuring an area of 1.72 acres (one acre seventy two Decimals) more fully & particularly described in First Schedule, written herein below.

**And Whereas,** the all owners are absolutely seized and possessed of and otherwise well and sufficiently entitled to the land measuring an area of 1.72 acres (one acre seventy two Decimals) as per L.R. record more fully and particularly described in First Schedule free from all encumbrances, charges, liens, lispence, trusts, bank mortgages, other mortgages, acquisition and / or requisitions whatsoever.

**And Whereas** the Owners hereto intend to develop the said land property total measuring an areas of 1.72 acres (one acre seventy two Decimals) as per L.R. record, particularly mentioned in the First Schedule hereunder by raising construction of multi-storied building or buildings with basement, but due to lack of experience and paucity of fund, it is not possible on their part to do the same, and finding no other alternative, the owners hereto have decided to appoint "Developers"/Builders who will be able to implement the decision of the owners for the said development under some specific terms, conditions, stipulations and obligations.

*(Handwritten signature)*

Chhabi Dey.

Kanti Bep Alias

Kanti Lal Dey.

Nripendra Dey Alias

Nripendralal Dey

Chanchal Dey Alias

Chopal Dey.

Rekha Dey

Mithun Dey

**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 1.72 acres (one acre seventy two Decimals) as per L.R. record, in respective R.S & L.R Dag No. 511, 512, & 513 under R.S Khaitan No. 926 and L.R Khatian No. 1387, 1380, 1383, 1384, 1385, 2466, 2467 within Mouza Digha, J.L. No. 55, Ra. Sa 70 Touzi No. 13, P.S 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**" in accordance to the Building Plan to be sanctioned by the 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. Smt. Chhabi Dey 2. Sri Kanti Dey Alias Kanti Lal Dey, 3. Sri Nripendra Dey Alias Nripendralal Dey, 4. Sri Chanchal Dey Alias Chanchal Kumar Dey, 5. Sri Chapal Dey, 6. Smt Rekha Dey, 7. Sri Mithun Dey, 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.

*[Handwritten signature]*



Chitabi Bng.

Kanti Bng. Ajan

Kanti Bng. Day

Mipadun Bng. Uddal  
Mipadun Bng. Day

Chakrawaty Bng.  
Chakrawaty Bng.

Chapal Bng.

Rekha Bng.

Mithun Bng.

**"SAID LAND" OR "DEMISED LAND"** shall mean the land containing an area of 1.72 acres (one acre seventy two 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. 1387, 1380, 1383, 1384, 1385, 2466, 2467 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.

**"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 Gram Panchayet/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"

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*[Handwritten signature]*

1. Chhabis Day

2. Kanti Day

3. Kanti Day

4. Kanti Day

5. Kanti Day

6. Kanti Day

7. Kanti Day

8. Kanti Day

9. Kanti Day

10. Kanti Day

11. Kanti Day

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 Gram Panchayet/Municipality/ Nadia District Parishad.

**"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 Gram Panchayet/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 Property 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.

**ADJUSTABLE MONEY** shall mean a sum of Rs. 19,00,000.00 (Rupees nineteen lakh) only shall be paid by the Developers/ Builders to the Land Owners hereto as adjustable money payable in the manner :

At the time of signing of Agreement Rs. 19,00,000.00 (Rupees nineteen lakh) only  
The adjustable money of Rs. 19,00,000.00 (Rupees nineteen lakh) only payable to the Land Owner, is to be adjusted with the 30% Owner's allocation

Contd...p/9

1. Chhatis Singh

2. Kanti Singh

3. Kanti Singh

4. Mahendra Singh

5. Mahendra Singh

6. Mahendra Singh

7. Chopal Singh

8. Rekha Devi

9. Mahendra Singh

of the plan sanctioned area by the Harighata Gram Panchayet/Municipality/ Nadia District Parishad, with accordance @ Rs. 2000/= (two thousand) per sq.ft. on carpet area over the proposed building /buildings and 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 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 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, shop, showroom, nursing home space, offices or/and any banking spaces, go-down each and every block with undivided proportionate share of land of the Land owners according to Sanctioned Building plan/Plans and the residue 70% proportionate share of flat, unit, shop, showroom, garages 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 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.

*(Handwritten signature)*

- 1. electricity
- 2. Water supply
- 3. Water supply
- 4. Water supply
- 5. Water supply
- 6. Water supply
- 7. Water supply
- 8. Water supply
- 9. Water supply
- 10. Water supply

**"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 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".

1. Chhedi Bary  
 2. Kanti Bary Bary  
 3. Kanti Bary Bary  
 4. Kanti Bary Bary  
 5. Chopal Bary  
 6. Raha Bary  
 7. Midun Bary

**"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 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 (1st 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,

*(Handwritten signature)*

1. Chhabi Group.

2. Kanti Singh, A. L. S.

Kanti Singh Group.

3. Anand Singh, A. L. S.

4. Anand Singh, A. L. S.

5. Chopal Singh.

6. Ramesh Singh.

7. M. L. Singh.

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.

- 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

Contd...p/13

1. Chhedi Day.

2. Kanti Day

3. Kanti Day

4. Kanti Day

5. Kanti Day

6. Kanti Day

7. Kanti Day

5. Chapal Day

6. Rakha Day

7. Mishra Day

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, shopkeepers, any work of construction shall not be start. Again, this Agreement and the 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 Panchyet Taxes/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 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.

Contd...p/14





1. Chhabib Singh  
 2. Kanti Singh  
 Kanti Singh  
 3. Nishant Singh  
 Nishant Singh  
 4. Nishant Singh  
 Nishant Singh  
 5. Chapal Singh  
 6. Rekha Devi  
 7. Nishant Singh

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 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.

*(Signature)*

Contd...p/16

1. Chhobi Day.  
 2. Kanti Day. Aias  
 Kanti hal Day.  
 3. Nijpranthee day. Aias  
 Nijpranthee day.  
 4. Kanti Day. Aias  
 Kanti hal Day.  
 5. Chapal Day.  
 6. Raha Day.  
 7. Mithun Day.

- 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 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

*Handwritten signature/initials*

1. Chhavi Singh  
 2. Nishi Singh  
 3. Nishi Singh  
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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.

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 Owner 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 on the remaining vacant portions of the land and/or of the Said Amalgamated Land

*[Handwritten signature]*

1. Chhabhi Singh
2. Kanti Singh Bhatnagar
3. Kanti Singh Dey
4. Anand Singh alias
5. Anand Singh Dey
6. Anand Singh Dey
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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 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.

*(Signature)*

Contd...p/19



20  
Chhabi Day.

Kanti Day alias

Kanti Sub-Day.

Pranab Day

Pranab Sub-Day

Pranab Day

Chapal Day.

Resha Day

Milham Day

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

**ALL THAT SAID** 30% of the sanctioned plan area which will be sanctioned by the competent authority (Haringhata Gram Panchayet/Municipality/Nadia Zilla Parisad), according to their Land, 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 1.72 acres (one acre seventy two Decimals) more fully and particularly described in the First Schedule hereinabove.

**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' X1.5'/2'X2' ) 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.

Contd...p/21

**E) ELECTRICAL WIRING :**

Concealed wiring in all flats (Copper Electrical wire, Rajdhani/J.J.).

- 1) 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)
- II. Dining or Drawing : 3 Light Points  
1 Fan Point  
1 Plug Point (15 Amp)
- III. Kitchen : 1 Light Point  
1 Exhaust Fan Point  
1 Plug Point (15 Amp)
- IV. Toilet : 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.

Contd...p/22

1. Chhoti Digi.

2. Kanti Digi. Digi.

Kanti Digi. Digi.

3. Kanti Digi. Digi.

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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.
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/23



1. Chittoi Dey  
 2. Kanti Dey alias Kanti Kalyan Dey  
 3. Nagnorey alias Nagnorey alias Nagnorey alias  
 4. Chaman Roy alias Chaman Roy  
 5. Chapal Dey  
 6. Rakha Dey  
 7. Mithun Dey

IN WITNESS WHEREOF the parties have hereon to set and subscribed their respective hands and seals on the 26<sup>th</sup> day February 2015.

**SIGNED, SEALED & DELIVERED**

By the **OWNERS** at Kolkata

In the presence of :

Witnesses

1. Swapan Bhattacharya  
vill. Dighapara  
P.O. Barajoguli, Nadia
2. Debasis Bhattacharya  
Subarnapur, Harispatha  
Dist. Nadia.

1. Chittoi Dey  
Kanti Dey alias Kanti Kalyan Dey
2. Nagnorey alias Nagnorey alias Nagnorey alias
3. Chaman Roy alias Chaman Roy
4. Chapal Dey
5. Rakha Dey
6. Mithun Dey

(SIGNATURE OF THE LAND OWNERS)

**SIGNED, SEALED & DELIVERED**

By the **DEVELOPERS** at Kolkata

In presence of :

Witnesses


1. Swapan Bhattacharya  
vill. Digha Para  
P.O. Barajoguli, Nadia
2. Debasis Bhattacharya  
Subarnapur, Harispatha  
Dist. Nadia

Prav Ballav Saha  
Samir Biswas.

(SIGNATURE OF THE DEVELOPERS)

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

Drafted & Prepared by :

  
 Tapan Dey  
 EN.No. 195/99  
 (Advocate)  
 Barasat Judges Court,  
 24 Parganas (N)

Typed by :-

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

MEMO OF CONSIDERATION

1. Chhobi Roy  
2. Kanti Chy. Atlas Kantidel D.  
Kanti Chy. Atlas Kantidel D.  
Najendra Roy alias Najendra Das  
Vidyanand Das

Vidyanand Das  
Chhobi Roy

5. Chapal Das  
6. Rekha Das  
7. Mitina Das

Received the within mentioned amount of Rs.19,00,000.00 (Rupees nineteen lakh) only from the within mentioned Developers in the following manner :

<u>DATE</u>	<u>CH.No</u>	<u>BANK NAME WITH BRANCH.</u>	<u>AMOUNTS(Rs.)</u>
16.01.2015	726902	Indian Overseas Bank, Baguiati	5,00,000.00
22.01.2015	Cash	Indian Overseas Bank, Baguiati	2,00,000.00
23.02.2015	726904	Indian Overseas Bank, Baguiati	5,00,000.00
26.02.2015	726905	Indian Overseas Bank, Baguiati	1,00,000.00
26.02.2015	726906	Indian Overseas Bank, Baguiati	1,00,000.00
26.02.2015	726907	Indian Overseas Bank, Baguiati	1,00,000.00
26.02.2015	726908	Indian Overseas Bank, Baguiati	1,00,000.00
26.02.2015	726909	Indian Overseas Bank, Baguiati	1,00,000.00
26.02.2015	726910	Indian Overseas Bank, Baguiati	1,00,000.00
26.02.2015	726911	Indian Overseas Bank, Baguiati	1,00,000.00

Total Rupees Nineteen lakh only

19,00,000.00

SIGNED, SEALED & DELIVERED

By the OWNERS at Kolkata  
In the presence of :

Witnesses

1. Swapan Bhattacharya  
vill. Dighepara  
P.O. Barajpali, N.Dia
2. Kabis Bhattacharya  
vill- Subarnapur  
P.S. - Howrah  
Dist - N.Dia.

1. Chhobi Roy -  
Kanti Chy. Atlas Kantidel D.
2. Kanti Chy. Atlas Kantidel D.
3. Najendra Roy alias Najendra Das
4. Vidyanand Das alias Chhobi Roy
5. Chapal Das
6. Rekha Das
7. Mitina Das

(SIGNATURE OF THE LAND OWNERS)

SIGNED, SEALED & DELIVERED

By the DEVELOPERS at Kolkata  
In presence of :

Witnesses

1. Swapan Bhattacharya  
vill. Dighepara  
P.O. Barajpali, N.Dia
2. Kabis Bhattacharya  
vill- Subarnapur  
P.S. - Howrah  
Dist - N.Dia.

For DRISTI ABASAN PVT. LTD.

Pran Bala Saha  
Director












Sandy Biswas

(SIGNATURE OF THE DEVELOPERS  
FOR DRISTI ABASAN PVT LTD)

For DRISTI ABASAN PVT. LTD.

Sandy Biswas  
Director

Chhabi Day












 Chhabi Day	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
	RIGHT HAND					

Chhabi Day

Signature of the Presentant

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

(2) Name Kanti Day alias Kanti Lal Day












 Kanti Day	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
	RIGHT HAND					

Kanti Day alias Kanti Lal Day

Signature of the Presentant

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

(3) Name Nripendra Day alias Nripendra Lal Day











 Nripendra Day	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
	RIGHT HAND					

Nripendra Day alias Nripendra Lal Day

Signature of the Presentant

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

Chandhal dey alias Chandhal Kumar dey











 <i>Chandhal dey</i>	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND						

Chandhal dey alias Chandhal Kumar dey

Signature of the Presentant

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

(2) Name Chopal dey




 <i>Chopal dey</i>	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND						

Chopal dey

Signature of the Presentant

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

(3) Name Rekha dey












 <i>Rekha dey</i>	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
RIGHT HAND						

Rekha dey

Signature of the Presentant

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

Mithun Dey

 Mithun Dey	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
	RIGHT HAND					

Mithun Dey

Signature of the Presentant

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

(2) Name Pram Ballav Sarkar

 Pram Ballav Sarkar	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
	RIGHT HAND					

Pram Ballav Sarkar

Signature of the Presentant

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

(3) Name Sanjay Biswas

 Sanjay Biswas	LEFT HAND					
		THUMB	INDEX	MIDDLE	RING	LITTLE
	RIGHT HAND					

Sanjay Biswas

Signature of the Presentant

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



Government Of West Bengal  
Office Of the A.D.S.R. HARINGHATA  
District:-Nadia

Endorsement For Deed Number : I - 00677 of 2015  
(Serial No. 00672 of 2015 and Query No. 1309L000000854 of 2015)

On 26/02/2015

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

Presented for registration at 17.30 hrs on :26/02/2015, at the Private residence by Smt Chhabi Dey , one of the Executants.

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

Execution is admitted on 26/02/2015 by

1. Smt Chhabi Dey, daughter of Lt. Surendra Kumar Dey , Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person
  2. Sri Kanti Dey Alias Kanti Lal Dey, son of Lt. Surendra Kumar Dey , Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Retired Person
  3. Sri Nripendra Dey Alias Nripendra Lal Dey, son of Lt. Surendra Kumar Dey , Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
  4. Sri Chanchal Dey Alias Chanchal Kumar Dey, son of Lt. Surendra Kumar Dey , Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
  5. Sri Chapal Dey, son of Lt. Surendra Kumar Dey , Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
  6. Smt Rekha Dey, wife of Lt. Apurbalal Dey , Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
  7. Sri Mithun Dey, son of Lt. Apurbalal Dey , Village:Digha, Thana:-Haringhata, P.O. :-Barajaguli, District:-Nadia, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
- Identified By Swapan Bhattacharya, son of Lt. Kalipada Bhattacharya, Village:Dighapara, Thana:-Haringhata, P.O. :-Barakaguli, District:-Nadia, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Tapas Kanti Biswas )  
ADDITIONAL DISTRICT SUB REGISTRAR

On 02/03/2015

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 : 5(f) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

( Tapas Kanti Biswas )  
Scanned with CamScanner



Government Of West Bengal  
Office Of the A.D.S.R. HARINGHATA  
District:-Nadia

Endorsement For Deed Number : I - 00677 of 2015  
(Serial No. 00672 of 2015 and Query No. 1309L000000854 of 2015)

Rs. 7.00/-, on 02/03/2015

( Under Article : ,E = 7/- on 02/03/2015 )

**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.-4,87,58,507/-

Certified that the required stamp duty of this document is Rs.- 75000 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 30000/- is paid , by the draft number 183287, Draft Date 25/02/2015, Bank : State Bank of India, KALYANI INDSTL GRTH CTR, received on 02/03/2015
2. Rs. 40000/- is paid , by the draft number 183288, Draft Date 25/02/2015, Bank : State Bank of India, KALYANI INDSTL GRTH CTR, received on 02/03/2015

( Tapas Kanti Biswas )  
ADDITIONAL DISTRICT SUB REGISTRAR

( Tapas Kanti Biswas )  
ADDITIONAL DISTRICT SUB REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 4214 to 4245  
being No 00677 for the year 2015.



*(Handwritten signature)*

(Tapas Kant Biswas) 12-March-2015  
ADDITIONAL DISTRICT SUB REGISTRAR  
Office of the A.D.S.R. HARINGHATA  
West Bengal