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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 10th day of January, Two Thousand Twenty (2020)

BETWEEN

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


 District Sub-Registrar-V
 Aliporo, South 24 Parganas

10 JAN 2020

080186

Sl. No..... Date.....
Name.....
Add.....
AMT.....100.....

08 JAN 2020
08 JAN 2020

Prosenjit Saha
Advocate
High Court, Calcutta
Bar Association Room No -1F



So
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

W

District Sub-Registrar-V
Alipore, South 24 Parganas

10 JAN 2020

Identified by me
Boukar Sen
80 kate Anupkar. Sen
8, Jagannath Ghosh Road
P.S. & P.O. - Darba Kal-92

- (1) **SMT. MINATI GHOSH** alias **MINATI RANI GHOSH** (PAN - CDKPG8209A & Aadhaar No. - 209595188532), wife of Late Nityananda Ghosh, by faith - Hindu, by occupation - Housewife, residing at Village - Kulingram, Dattapara, P.O.- Kulingram, P.S. - Jamalpur, District - Burdwan, Pin - 713166, (2) **SRI SAMIR GHOSH** (PAN -ASUPG2490E & Aadhaar No. - 403228614607), son of Late Nityananda Ghosh alias Nitai Ghosh, by faith - Hindu, by occupation - Service, residing at Village - Kulingram, Dattapara, P.O.- Kulingram, P.S. - Jamalpur, District - Burdwan, Pin - 713166, (3) **SMT. SUNITA MUKHOPADHYAY** (PAN - DNDPM6023G & Aadhaar No. - 288048276506), wife of Biswanath Mukharjee, by faith - Hindu, by occupation - Housewife, residing at Village - Kulingram, Dattapara, P.O.- Kulingram, P.S. - Jamalpur, District - Burdwan, Pin - 713166, (4) **SRI SUBHASISH GHOSH** (PAN - ALFPG8457P & Aadhaar No. - 749883424760), son of Late Samaresh Ghosh, by faith - Hindu, by occupation - Service, residing at 63/K, Salimpur Lane, Dhakuria, P.O. - Dhakuria, P.S. - Garfa, Kolkata - 700031, (5) **SRI MIHIR KUMAR GHOSH** (PAN - CCDPG9419G & Aadhaar No. - 722204549801), son of Late Binod Bihari Ghosh alias Binode Behari Ghosh by faith - Hindu, by occupation - Business, residing at 5, Baikuntha Ghosh Road, P.O. & P.S. Kasba, Kolkata - 700042, (6) **SRI ARUN KUMAR GHOSH** (PAN- AITPG7575M & Aadhaar No. - 711869600934), son of Late Binod Bihari Ghosh alias Benode Behari Ghosh, by faith - Hindu, by occupation - Retired Person, residing at Vill. & P.O. - Debipur, P.S. Memari, Dist. - Burdwan, Pin - 713146, (7) **SRI TARUN KUMAR GHOSH** alias **TARUN GHOSH** (PAN - ACVPG2683A & Aadhaar No. - 689270514233), son of Late Binod Behari Ghosh alias Binode Behari Ghosh, by faith - Hindu, by occupation - Service, residing at C-32 Rajdanga Naba Pally, E.K.T, Kasba, P.S. - Kasba, P.O. - EKT, Kolkata - 700107, (8) **SRI KARUN KUMAR GHOSH** (PAN - AGVPG1108N & Aadhaar No. - 741003731048), son of Late Binode Bihari Ghosh alias Binod Behari Ghosh, by faith - Hindu, by occupation - Business, residing at 5, Baikuntha Ghosh Road, P.O. & P.S.- Kasba, Kolkata - 700042, (9) **SRI BARUN GHOSH** (PAN - ADSPG1936C & Aadhaar No. 324438644497), son of Late Binode Behari Ghosh alias Benode Behari Ghosh, by faith - Hindu, by occupation - Retired Person, residing at 27, Beni Banerjee Avenue, P.O. -Dhakuria, P.S. - Garfa, Kolkata - 700 031, (10) **SRI ADITYA KUMAR GHOSH** alias **ADITYA**

NATH GHOSH (PAN-BWJPG8854Q & Aadhaar No. 998123020215), son of Gunendra Nath Ghosh, by faith - Hindu, by occupation - Service, residing at D/5 Ananda Complex, 7, Rani Debendra Bala Road, P.O. & P.S. - Cossipore, Kolkata - 700002, **(11) SMT. TANDRA BOSE** (PAN - BBFPB6839R & Aadhaar No. - 790498806500), wife of Late Achinta Bose, by faith - Hindu, by occupation - Housewife, residing at Rubi Park, P.O. & P.S. - Kasba, Kolkata - 700042, **(12) SMT. CHHANDA NAG** (PAN - BFJPN7389G & Aadhaar No. - 745501509207), wife of Ranjit Kumar Nag, by faith - Hindu, by occupation - Housewife, residing at 87/48A Bose Pukur Road, P.O. & P.S. - Kasba, Kolkata - 700042, **(13) SMT. CHITRA ROY**, (PAN - ATCPR2310P & Aadhaar No. - 440262097516), wife of Amiyaranjan Roy, by faith - Hindu, by occupation - Housewife, residing at 9/1B, Haripada Datta Lane, P.O. & P.S. - Jadavpur, Kolkata - 700006, **(14) SMT. SIPRA SENGUPTA** (PAN -AMVPS3320E & Aadhaar No. 521685184925), wife of Late Sujit Sengupta, by faith - Hindu, by occupation - Housewife, residing at 146, Jodhpur Garden, P.O. & P.S. - Dhakuria, Kolkata - 700045, **(15) SMT. SUVRA DUTTA alias SUBHRA DUTTA** (PAN -AVPPD6946E & Aadhaar No. - 606528540816), wife of Swapan Kumar Dutta, by faith - Hindu, by occupation - Housewife, residing at B-76, Bandipur Road, P.O. & P.S. - Regent Park, Kolkata - 700070, **(16) SRI DILIP KUMAR GHOSH alias SRI. DILIP GHOSH** (PAN - BLXPG1242D & Aadhaar No. 791710090405), son of Late of Kartic Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 5A, Baikuntha Ghosh Road, P.O. & P.S. - Kasba, Kolkata - 700 042, hereinafter referred to as "the **OWNERS/VENDORS**" (which expression shall unless repugnant to the context mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

AMARJEET SINGH & COMPANY (PAN - ATCPS3171M) a sole proprietorship firm having its office at 88A/8, Bosepukur Road, Kolkata - 700042 and represented by its sole proprietor **AMARJEET SINGH** (PAN - ATCPS3171M & Aadhaar No. 362820825671), son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, and residing at 49/B, Swinhoe Lane, Kolkata - 700042, hereinafter called the "**DEVELOPER**" (which expression shall unless,

excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the **OTHER PART.**

1.0. SCOPE AND AMBIT OF THE AGREEMENT

1.1. That the Owners/Vendors are looking for some experienced Developer to develop the First Schedule mentioned property and the Developer herein after knowing the intention of the owner/landlord, have approached the Owner/Landlord and agreed and/or decided to develop the aforesaid property lying and situated at premises no. 5, Baikuntha Ghosh Road, P.O. & P.S. - Kasba, Ward No. 91, Kolkata - 700042, hereinafter referred to as "the said Premises" and more fully described in First Schedule below hereto.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

2.0. REPRESENTATIONS OF THE FIRST PARTY

2.1. That on 16th August, 1941 one Sri Nani Gopal Ghosal by virtue of a Bengali Deed of Conveyance being No. 3172 for the year 1941, had sold all that the Bastu Land measuring an area 5 Cottahs 10 Chittacks 01 Sq.ft. lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihi Panchanya Gram Division - 5, Sub-Division K, P.S. - Tollygunge under Tollygunge Municipality to Sri Kartick Chandra Ghosh, Sri Ganesh Chandra Ghosh, Sri Bibhuti Bhusan Ghosh.

2.2. That the aforesaid Bengali Deed of Conveyance was duly registered at District Sub-Registrar, Alipore, South 24-Pargnas, recorded as book no. 1, Volume No. 81, Page No. 167 to 172, Being No. 3172, for the year 1941.

2.3. That accordingly the said Sri Kartick Chandra Ghosh, Sri Ganesh Chandra Ghosh, Sri Bibhuti Bhusan Ghosh herein jointly mutated their names before the Kolkata Municipal Corporation in respect of all that the Bastu Land measuring an area 5 Cottahs 10 Chittacks 01 Sq.ft. lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833

of Alipore Collectorate, Dihi Panchanya Gram Division - 5, Sub- Division K, P.S. - Tollygunge under Tollygunge Municipality, now being Municipal Premises No. 5, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100397 under Kolkata Municipal Corporation, Kolkata - 700042.

2.4 That by virtue of the Partition Deed executed on 28th March, 1962, being Deed No. 2612 of 1962, registered at District Sub-Registrar, Alipore, South 24-Parganas, aforesaid Sri Kartick Chandra Ghosh, Sri Ganesh Chandra Ghosh, Sri Bibhuti Bhusan Ghosh amicably partition of the aforesaid plot of land between Sri Kartick Chandra Ghosh in one part therein and Sri Ganesh Chandra Ghosh and Bibhuti Bhusan Ghosh jointly in the other part therein.

2.5 That by virtue of the aforesaid Partition Deed was duly registered at District Sub-Registrar, Alipore, South 24-Parganas, recorded as book no. 1, Volume No. 50, Page No. 165 to, Being No. 2612, for the year 1962, the said Kartick Chandra Ghosh was allotted with his 1/3rd share over the aforesaid property which is equivalent to 1 cottah 9 chittacks, being marked as Schedule 'Kha' therein.

2.6. That by virtue of the aforesaid Partition Deed Partition Deed being Deed No. 2612 of 1962 dated 28th March, 1962 the said Ganesh Chandra Ghosh and Bibhuti Bhusan Ghosh were jointly allotted with their 2/3rd share over the aforesaid property which is equivalent 3 Cottahs 13 Chittacks 28 Sq.ft., being marked as Schedule 'Ga' therein.

2.7. That on 29th June, 1962 the said Bibhuti Bhusan Ghosh had purchased the undivided proportionate 1/3rd share of Sri Ganesh Chandra Ghosh by executing a Bengali Deed of Conveyance. The said Deed of Conveyance was duly registered at District Sub-Registrar, Alipore, recorded in book No. 1, volume No. 109, Page No. 51 to 55, being No. 5601 for the year 1962.

2.8. That by virtue of the aforesaid purchase the said Bibhuti Bhusan Ghosh became the absolute owner and seized and possessed all the entire

land measuring about 3 Cottah 13 Chittacks 28 sq.ft. and after that Bibhuti Bhusan Ghosh constructed a two storied building standing thereon.

2.9. That Bibhuti Bhusan Ghosh during his lifetime executed a Family Settlement Deed on 16th January, 1971 registered at District Sub-Registrar, Alipore, recorded in Book No.1, Volume No.2, Page No. 248 to 252, being No. 212 for the year 1971.

2.10. That Bibhuti Bhusan Ghosh died intestate on 18.11.1986 and by virtue of his Family Settlement Deed the said property has devolved in following manners :

I. Aditya Kumar Ghosh alias Aditya Nath Ghosh have got the entire ground floor of the said premises together with $\frac{1}{2}$ of the vacant land alongwith all easement and appurtenances thereto belonging.

And

II. Sri Nityananda Ghosh, Samaresh Ghosh, Mihir Kumar Ghosh, Arun Kumar Ghosh, Tarun Kumar Ghosh alias Tarun Ghosh, Barun Kumar Ghosh, Karun Kumar Ghosh jointly have equal share entire first floor of the said premises together with remaining $\frac{1}{2}$ of the vacant land alongwith all easement and appurtenances thereto belonging.

2.11. That Nityananda Ghosh died intestate on 22.07.1992 leaving behind his wife Smt. Minati Ghosh alias Minati Rani Ghosh and son Sri Samir Ghosh and Sunita Mukhopadhyay as his only legal heirs, legal representatives and legal successors.

2.12. That Samaresh Ghosh died intestate on 08.08.2002 and his wife Sandhya Ghosh died intestate on 02.03.2009 leaving behind their only son Sri Subhasish Ghosh as their only legal heir, legal representative and legal successor.

2.13. That by virtue of the aforesaid (1) Smt. Minati Ghosh Alias Minati Rani Ghosh, (2) Sri Samir Ghosh, (3) Smt. Sunita Mukhopadhyav, (4) Sri Subhasish Ghosh, (5) Sri Mihir Kumar Ghosh (6) Sri Arun Kumar Ghosh, (7) Sri Tarun Kumar Ghosh Alias Tarun Ghosh, (8) Sri Karun Kumar Ghosh, (9)

Sri Barun Ghosh alias Barun Kumar Ghosh, (10) Sri Aditya Kumar Ghosh alias Aditya Nath Ghosh, (the Owners/Vendors herein) become the absolute joint owners and seized and possessed and well sufficiently entitle to all that the land measuring about 3 Cottahs 13 Chittacks 28 Sq.ft. more or less lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihi Panchanya Gram Division - 5, Sub-Division K, P.S. - Tollygunge under Tollygunge Municipality, now being Municipal Premises No. 5, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100397 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas.

2.14. That Kartick Chandra Ghosh died intestate on 18/07/1973 and his wife Debi Rani Ghosh, died intestate on 18.01.2004 leaving behind five daughters namely (1) Smt. Tandra Bose, wife of Late Achinta Bose, (2) Smt. Chhanda Nag, wife of Ranjit Kumar Nag, (3) Smt. Chitra Roy, wife of Amiyaranjan Roy, (4) Smt. Sipra Sengupta, wife of Late Sujit Sengupta, (5) Smt. Suvra Dutta alias Subhra Dutta, wife of Swapan Kumar Dutta and two sons (1) Sri Prabir Kumar Ghosh, (2) Sri Dilip Kumar Ghosh Alias Dilip Ghosh, as their only legal heirs, legal representatives, legal successors and none else.

2.15. That Prabir Kumar Ghosh was unmarried and died intestate on 13.07.2017 living behind (1) Tandra Bose, (2) Chhanda Nag, (3) Chitra Roy, (4) Sipra Sengupta, (5) Suvra Dutta alias Subhra Dutta, and (6) Dilip Kumar Ghosh Alias Dilip Ghosh, as his only legal heirs, legal successors and legal representatives.

2.16. That now (1) Tandra Bose, (2) Chhanda Nag, (3) Chitra Roy, (4) Sipra Sengupta, (5) Suvra Dutta alias Subhra Dutta, and (6) Dilip Kumar Ghosh Alias Dilip Ghosh, are the absolute owners in respect of All that the land measuring about 1 Cottahs 10 Chittacks, more or less lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihi Panchanya Gram Division - 5, Sub-Division K, P.S. -

Tollygunge under Tollygunge Municipality, now being Municipal Premises No. 5A, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100956 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas.

2.17. That in view to better development of the aforesaid properties (1) Smt. Minati Ghosh Alias Minati Rani Ghosh, (2) Sri Samir Ghosh, (3) Smt. Sunita Mukhopadhyay, (4) Sri Subhasish Ghosh, (5) Sri Mihir Kumar Ghosh (6) Sri Arun Kumar Ghosh, (7) Sri Tarun Kumar Ghosh Alias Tarun Ghosh, (8) Sri Karun Kumar Ghosh, (9) Sri Barun Ghosh alias Barun Kumar Ghosh, (10) Sri Aditya Kumar Ghosh alias Aditya Nath Ghosh, described as the FIRST PARTY and (1) Tandra Bose, (2) Chhanda Nag, (3) Chitra Roy, (4) Sipra Sengupta, (5) Suvra Dutta alias Subhra Dutta, (6) Dilip Kumar Ghosh Alias Dilip Ghosh, described as the OTHER PARTY, have jointly executed a Deed of Exchange on 15th December, 2017 and accordingly exchanged their undivided proportionate 50% share between the Premises Nos. 5, Baikuntha Ghosh Road and Premises No. 5A, Baikuntha Ghosh Road.

2.18. That the said Deed of Exchange was registered at District Sub-Registrar-V, Alipore, recorded in Book No.1, Volume No. 1630-2017, Pages 115558 to 115608, Being No. 163003741 for the year 2017 and by virtue of the aforesaid Deed of Exchange both Premises Nos. 5, Baikuntha Ghosh Road and Premises No. 5A, Baikuntha Ghosh Road have been AMALGAMATED into a SINGLE premises being Municipal Premises No. 5, Baikuntha Ghosh Road having Assessee No. 210910100397 under Kolkata Municipal Corporation having total bastu land area measuring about 05 Cottah 10 Chittacks 01 Sq.ft. be same little more or less (more particularly mentioned in the Schedule herein in the First Schedule below).

2.19. at present the First Parties herein above mentioned are the absolute joint beneficiary and owners in respect of the "said premises" and the First Party further assures the Second Party that the "said Premises" is free from all encumbrances, liens, lispensens, attachments, mortgages of any nature whatsoever or howsoever.

2.20. The First Parties have not entered into any agreement with regard to the "said Premises" more particularly mentioned in the schedule below, nor shall enter into any agreement with regard to the said Premises with any third party save and except with the Second Party.

2.21. There is no acquisition and/or requisition on the said Premises.

3.0. **APPOINTMENT.**

3.1 That the Owners herein in view to develop the aforesaid property (more particularly mentioned in the First Schedule) have jointly approached before the Second Party as a Developer for the construction of the new multistoried building. The Second Party on the basis of the assurance given hereinabove by the First Parties to the Second Party and relying upon the same, has agreed to accept such appointment for development of the said Premises.

3.2. Developer shall bare all cost of legal expenses.

3.3. That the developer shall take necessary steps and/or action and also bear all the legal expenditure for obtaining the necessary permission for development of the said premises from the competent authority by demolishing the existing old structures.

3.4 That the developer shall take all necessary steps and/or action to make agreeable the existing tenants and/or occupiers and bear all the expenditure for the negotiation/arrangements with the existing tenants and occupiers and also bear all legal expenditure for obtaining the necessary permission for development of the said premises from the competent authority by demolishing the existing old structure.

4.0. **TITLE OF THE SAID PREMISES**

4.1. That on 16th August, 1941 one Sri Nani Gopal Ghosal by virtue of a Bengali Deed of Conveyance being No. 3172 for the year 1941, had sold all that the Bastu Land measuring an area 5 Cottahs 10 Chittacks 01 Sq.ft. lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihl Panchanya Gram Division - 5, Sub-

Division K, P.S. - Tollygunge under Tollygunge Municipality to Sri Kartick Chandra Ghosh, Sri Ganesh Chandra Ghosh, Sri Bibhuti Bhusan Ghosh.

4.2 That the aforesaid Bengali Deed of Conveyance was duly registered at District Sub-Registrar, Alipore, South 24-Parganas, recorded as book no. 1, Volume No. 81, Page No. 167 to 172, Being No. 3172, for the year 1941.

4.3 That accordingly the said Sri Kartick Chandra Ghosh, Sri Ganesh Chandra Ghosh, Sri Bibhuti Bhusan Ghosh herein jointly mutated their names before the Kolkata Municipal Corporation in respect of all that the Bastu Land measuring an area 5 Cottahs 10 Chittacks 01 Sq.ft. lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihi Panchanya Gram Division - 5, Sub-Division K, P.S. - Tollygunge under Tollygunge Municipality, now being Municipal Premises No. 5, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100397 under Kolkata Municipal Corporation, Kolkata - 700042.

4.4 That by virtue of the Partition Deed executed on 28th March, 1962 being Deed No. 2612 of 1962, registered at District Sub-Registrar, Alipore, South 24-Parganas, aforesaid Sri Kartick Chandra Ghosh, Sri Ganesh Chandra Ghosh, Sri Bibhuti Bhusan Ghosh amicably partition of the aforesaid plot of land between Sri Kartick Chandra Ghosh in one part therein and Sri Ganesh Chandra Ghosh and Bibhuti Bhusan Ghosh jointly in the other part therein.

4.5 That by virtue of the aforesaid Partition Deed was duly registered at District Sub-Registrar, Alipore, South 24-Parganas, recorded as book no. 1, Volume No. 50, Page No. 165 to, Being No. 2612, the said Kartick Chandra Ghosh was allotted with his 1/3rd share over the aforesaid property which is equivalent to 1 cottah 9 chittacks, being marked as Schedule 'Kha' therein.

4.6. That by virtue of the aforesaid Partition Deed Partition Deed being Deed No. 2612 of 1962 dated 28th March, 1962 the said Ganesh Chandra Ghosh and Bibhuti Bhusan Ghosh were jointly allotted with their 2/3rd share over the

aforesaid property which is equivalent 3 Cottahs 13 Chittacks 28 Sq.ft., being marked as Schedule 'Ga' therein.

4.7. That on 29th June, 1962 the said Bibhuti Bhusan Ghosh had purchased the undivided proportionate 1/3rd share of Sri Ganesh Chandra Ghosh by executing a Bengali Deed of Conveyance. The said Deed of Conveyance was duly registered at District Sub-Registrar, Alipore, recorded in book No. 1, volume No. 109, Page No. 51 to 55, being No. 5601 for the year 1962.

4.8. That by virtue of the aforesaid purchase the said Bibhuti Bhusan Ghosh became the absolute owner and seized and possessed all the entire land measuring about 3 Cottah 13 Chittacks 28 sq.ft. and after that Bibhuti Bhusan Ghosh constructed a two storied building standing thereon.

4.9. That Bibhuti Bhusan Ghosh during his lifetime executed a Family Settlement Deed on 16th January, 1971 registered at District Sub-Registrar, Alipore, recorded in Book No.1, Volume No.2, Page No. 248 to 252, being No. 212 for the year 1971.

4.10. That Bibhuti Bhusan Ghosh died intestate on 18.11.1986 and by virtue of his Family Settlement Deed the said property has devolved in following manners :

I. Aditya Kumar Ghosh alias Aditya Nath Ghosh have got the entire ground floor of the said premises together with $\frac{1}{2}$ of the vacant land alongwith all easement and appurtenances thereto belonging.

And

II. Sri Nityananda Ghosh, Samresh Ghosh, Mihir Kumar Ghosh, Arun Kumar Ghosh, Tarun Kumar Ghosh alias Tarun Ghosh, Karun Kumar Ghosh Barun Ghosh alias Barun Kumar Ghosh, jointly have equal share entire first floor of the said premises together with remaining $\frac{1}{2}$ of the vacant land alongwith all easement and appurtenances thereto belonging.

4.11. That Nityananda Ghosh died intestate on 22.07.1992 leaving behind his wife Smt. Minati Ghosh alias Minati Rani Ghosh and son Sri Samir Ghosh

and Sunita Mukhopadhyay as his only legal heirs, legal representatives and legal successors.

4.12. That Samaresh Ghosh died intestate on 08.08.2002 and his wife Sandhya Ghosh died intestate on 02.03.2009 leaving behind their only son Sri Subhasish Ghosh as their only legal heir, legal representative and legal successor.

4.13. That by virtue of the aforesaid (1) Smt. Minati Ghosh Alias Minati Rani Ghosh, (2) Sri Samir Ghosh, (3) Smt. Sunita Mukhopadhyay, (4) Sri Subhasish Ghosh, (5) Sri Mihir Kumar Ghosh (6) Sri Arun Kumar Ghosh, (7) Sri Tarun Kumar Ghosh Alias Tarun Ghosh, (8) Sri Karun Kumar Ghosh, (9) Sri Barun Ghosh alias Barun Kumar Ghosh, (10) Sri Aditya Kumar Ghosh alias Aditya Nath Ghosh, (the Owners/Vendors herein) become the absolute joint owners and seized and possessed and well sufficiently entitle to all that the land measuring about 3 Cottahs 13 Chittacks 28 Sq.ft. more or less lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihi Panchanya Gram Division - 5, Sub-Division K, P.S. - Tollygunge under Tollygunge Municipality, now being Municipal Premises No. 5, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100397 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas.

4.14. That Kartick Chandra Ghosh died intestate on 18/07/1973 and his wife Debi Rani Ghosh, died intestate on 18.01.2004 leaving behind five daughters namely (1) Smt. Tandra Bose, wife of Late Achinta Bose, (2) Smt. Chhanda Nag wife of Ranjit Kumar Nag, (3) Smt. Chitra Roy wife of Amiyaranjan Roy, (4) Smt. Sipra Sengupta, wife of Late Sujit Sengupta, (5) Smt. Suvra Dutta alias Subhra Dutta, wife of Swapan Kumar Dutta and two sons (1) Sri Prabir Kumar Ghosh, (2) Sri Dilip Kumar Ghosh Alias Dilip Ghosh, as their only legal heirs, legal representatives, legal successors and none else.

4.15. That Prabir Kumar Ghosh was unmarried and died intestate on 13.07.2017 living behind (1) Tandra Bose, (2) Chhanda Nag, (3) Chitra Roy, (4)

Sipra Sengupta, (5) Suvra Dutta alias Subhra Dutta, (6) Dilip Kumar Ghosh Alias Dilip Ghosh, as his only legal heirs, legal successors and legal representatives.

4.16. That now (1) Tandra Bose, (2) Chhanda Nag, (3) Chitra Roy, (4) Sipra Sengupta, (5) Suvra Dutta alias Subhra Dutta, (6) Dilip Kumar Ghosh Alias Dilip Ghosh, are the absolute owners in respect of All that the land measuring about 1 Cottahs 10 Chittacks, more or less lying and situated at Mouza – Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihi Panchanya Gram Division – 5, Sub- Division K, P.S. – Tollygunge under Tollygunge Municipality, now being Municipal Premises No. 5A, Baikuntha Ghosh Road, P.S. – Kasba, Ward No. 91, Assessee No. 210910100956 under Kolkata Municipal Corporation, Kolkata – 700042, District – South 24- Parganas.

4.17. That in view to better development of the aforesaid properties (1) Smt. Minati Ghosh Alias Minati Rani Ghosh, (2) Sri Samir Ghosh, (3) Smt. Sunita Mukhopadhyay, (4) Sri Subhasish Ghosh, (5) Sri Mihir Kumar Ghosh (6) Sri Arun Kumar Ghosh, (7) Sri Tarun Kumar Ghosh Alias Tarun Ghosh, (8) Sri Karun Kumar Ghosh, (9) Sri Barun Ghosh alias Barun Kumar Ghosh, (10) Sri Aditya Kumar Ghosh alias Aditya Nath Ghosh, described as the FIRST PARTY and (1) Tandra Bose, (2) Chhanda Nag, (3) Chitra Roy, (4) Sipra SenGupta, (5) Suvra Dutta alias Subhra Dutta, (6) Dilip Kumar Ghosh Alias Dilip Ghosh, described as the OTHER PARTY, have jointly executed a Deed of Exchange on 15th December, 2017 and accordingly exchanged their undivided proportionate 50% share between the Premises Nos. 5, Baikuntha Ghosh Road and Premises No. 5A, Baikuntha Ghosh Road.

4.18. That the said Deed of Exchange was registered at District Sub-Registrar-V, Alipore, recorded in Book No.1, Volume No. 1630-2017, Pages 115558 to 115608, Being No. 163003741 for the year 2017 and by virtue of the aforesaid Deed of Exchange both Premises Nos. 5, Baikuntha Ghosh Road and Premises No. 5A, Baikuntha Ghosh Road have been AMALGAMATED into a SINGLE premises being Municipal Premises No. 5, Baikuntha Ghosh Road

having Assessee No. 210910100397 under Kolkata Municipal Corporation having total built up land area measuring about 05 Cottah 10 Chittacks 01 Sq.ft. be same little more or less (more particularly mentioned in the Schedule herein in the First Schedule below).

4.19. at present the First Parties herein above mentioned are the absolute joint beneficiary and owners in respect of the "said premises" and the First Party further assures the Second Party that the "said Premises" is free from all encumbrances, liens, dispendens, attachments, mortgages of any nature whatsoever or howsoever.

4.20. The First Parties have not entered into any agreement with regard to the "said Premises" more particularly mentioned in the schedule below, nor shall enter into any agreement with regard to the said Premises with any third party save and except with the Second Party.

4.21. There is no acquisition and/or requisition on the said Premises.

4.22. That the first parties shall render her co-operation towards the Second Party for smooth development of the aforesaid property.

5.0. **DEVELOPER:**

The Developer has stated to the First Parties that it has got reasonable expertise for development of various premises in and around Kolkata either through itself or through its sister concerns. The Second Party has reasonable expertise and infrastructure and financial capabilities to complete the project and make the same a viable one.

6.0. **DEFINITION** : in this indenture unless it be contrary or repugnant to the context the following words shall have the following meanings :

6.1. **OWNERS/VENDOR** (1) SMT. MINATI GHOSH alias MINATI RANI GHOSH, wife of Late Nityananda Ghosh, by faith - Hindu, by occupation - Housewife, residing at Village - Kulingram, Dattapara, P.O - Kulingram, P.S - Jamalpur, District - Burdwan, Pin - 713166, (2) SRI SAMIR GHOSH, son of Late Nityananda Ghosh alias Nitai Ghosh, by faith - Hindu, by occupation - Service, residing at Village - Kulingram, Dattapara, P.O - Kulingram, P.S -

Jamalpur, District - Burdwan, Pin - 713166, (3) SMT. SUNITA MUKHOPADHYAY, wife of Biswanath Mukharjee, by faith - Hindu, by occupation - Housewife, residing at Village - Kulingram, Dattapara, P.O. - Kulingram, P.S. - Jamalpur, District - Burdwan, Pin - 713166, (4) SRI SUBHASISH GHOSH, son of Late Samaresh Ghosh, by faith - Hindu, by occupation - Service, residing at 63/K, Salimpur Lane, Dhakuria, P.O. - Dhakuria, P.S. - Garfa, Kolkata - 700031, (5) SRI MIHIR KUMAR GHOSH, son of Late Binod Bihari Ghosh alias Binode Behari Ghosh by faith - Hindu, by occupation - Business, residing at 5, Baikuntha Ghosh Road, P.O. & P.S. - Kasba, Kolkata - 700042, (6) SRI ARUN KUMAR GHOSH, son of Late Binod Bihari Ghosh alias Benode Behari Ghosh, by faith - Hindu, by occupation - Retired Person, residing at Vill. & P.O. - Debipur, P.S. Memari, Dist. - Burdwan, Pin - 713146, (7) SRI TARUN KUMAR GHOSH alias TARUN GHOSH, son of Late Binod Behari Ghosh alias Binode Behari Ghosh, by faith - Hindu, by occupation - Service, residing at C-32 Rajdanga Naba Pally, E.K.T, Kasba, P.S. - Kasba, P.O. - EKT, Kolkata - 700107, (8) SRI KARUN KUMAR GHOSH, son of Late Binode Bihari Ghosh alias Binod Behari Ghosh, by faith - Hindu, by occupation - Business, residing at 5, Baikuntha Ghosh Road, P.O. & P.S. - Kasba, Kolkata - 700042, (9) SRI BARUN GHOSH, son of Late Binode Behari Ghosh alias Benode Behari Ghosh, by faith - Hindu, by occupation - Retired Person, residing at 27, Beni Banerjee Avenue, P.O. - Dhakuria, P.S. - Garfa, Kolkata - 700 031, (10) SRI ADITYA KUMAR GHOSH alias ADITYA NATH GHOSH, son of Gunendra Nath Ghosh, by faith - Hindu, by occupation - Service, residing at D/5 Ananda Complex, 7, Rani Debendra Bala Road, P.O. & P.S.- Cossipore, Kolkata - 700002, (11) SMT. TANDRA BOSE, wife of Late Achinta Bose, by faith - Hindu, by occupation - Housewife, residing at Rubi Park, P.O. & P.S. - Kasba, Kolkata - 700042, (12) SMT. CHHANDA NAG, wife of Ranjit Kumar Nag, by faith - Hindu, by occupation - Housewife, residing at 87/48A Bose Pukur Road, P.O. & P.S. - Kasba, Kolkata - 700042, (13) SMT. CHITRA ROY, , wife of Amiyaranjan Roy, by faith - Hindu, by occupation - Housewife, residing at 9/1B, Haripada Datta Lane, P.O. & P.S. - Jadavpur, Kolkata - 700006, (14) SMT. SIPRA SENGUPTA, wife of Late Sujit Sengupta, by faith - Hindu, by occupation - Housewife, residing at 146, Jodhpur Garden, P.O. & P.S. - Dhakuria, Kolkata - 700045, (15) SMT. SUVRA DUTTA

alias SUBHRA DUTTA, wife of Swapan Kumar Dutta, by faith - Hindu, by occupation - Housewife, residing at B-76, Bandipur Road, P.O. & P.S. - Regent Park, Kolkata - 700070, (16) SRI DILIP KUMAR GHOSH alias SRI DILIP GHOSH, son of Late of Kartic Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 5A, Baikuntha Ghosh Road, P.O. & P.S. - Kasba, Kolkata - 700 042, hereinafter referred to as "the OWNERS/VENDORS" (which expression shall unless repugnant to the context mean and include their heirs, executors, administrators, representatives and assigns).

6.2 **DEVELOPER** : **AMARJEET SINGH & COMPANY** (PAN - ATCPS3171M) a sole proprietorship firm having its office at 88A/8, Bosepukur Road, Kolkata - 700042 and represented by its sole proprietor **AMARJEET SINGH** (PAN - ATCPS3171M & AADHAAR - 362820825671), son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, and residing at 49/B, Swinhoe Lane, Kolkata - 700042, hereinafter called the "**DEVELOPER**".

6.3. **SAID LAND** : ALL THAT piece and parcel of Land measuring 05 Cottah 10 Chittacks 01 Sq.ft. along with 300sq.ft. Tally shaded structure standing thereon lying and situated at Municipal Premises No. 5, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessec No. 210910100397 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas.

6.4. **PREMISES** : Shall mean the Municipal Premises No. 5, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100397 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas.

6.5. **BUILDING**: Shall mean proposed multistoried building to be constructed thereon consisting of several self contained flats, shops and car parking spaces.

6.6. **BUILDING PLAN** : Shall mean the proposed multi-storied Building Plan to be submitted before the competent authority and other statutory

authority including all modifications or variations therein upon acknowledgement and/or consent between both the parties.

6.7. **SUPPER BUILD UP AREA** : shall mean and include the plinth area of the building measuring at the floor level of the basement of any stories and shall be concluded by inclusion of the thickness internal and external and pillars including the proportionate space covered by common passages, staircase, landing, proportionate share of the land also included save that in any wall be the common between to separate two portions/flats/rooms then only half of such wall thickness to be included for computing the area of is flat.

6.8. **COMMON PORTION/AREAS** : shall mean and include the common paths, common passage, drive ways, main entrance, common boundary walls, common drains, common sewerage, common lines, common connections, stairs, stair landings and land on all floors, lobbies, Water reservoirs both underground and over head, common toilets, ultimate roof of the building, compounds and all other parts and areas of the building to be maintained and enjoyed by all or any of the occupants in common. As mentioned in the Third Schedule.

6.9. **COMMON FACILITIES AND AMENITIES** : Shall include roof and roofs, hall ways, stair ways, passage way, , tube well, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building. As mentioned in the Third Schedule.

6.10 **ASSOCIATION** : Shall mean an association which has formed by the purchasers for the common purpose and having such regulation and by-laws for the time being as the Owner or Developer may deem fit and proper.

6.11. **UNDIVIDED PROPORTIONATE SHARE**: Shall mean the undivided impartible and indivisible share or interest in the land attributable to the said unit.

6.12. **FLATS** : Shall mean all that the other flats/units/apartments/constructed space of the said building.

6.13. **TRANSFER** : With its grammatical variation shall include a transfer by possession and by other means adopted for effecting what is understood as a transfer for flat/unit multi storied building to the Purchaser.

6.14. **COMMON EXPENCES** : Shall mean and include the proportionate share of cost expenses, and charges for working maintenance, upkeep repair and replacement of the common parts including proportionate share of Corporation Taxes, Property Taxes and other Taxes, and levies relating to or connected with the said building and land there to. As mentioned in the Fourth Schedule.

6.15. **CO-PURCHASERS OR CO-OWNERS** : Shall mean the person or persons with the Landlord/Owner and the developer agrees to transfer flats by way of conveyance or otherwise undivided interests of land.

6.16. **COMMON EASEMENTS**: Shall mean the easements, quasi easements, rights, privileges and appurtenances appertaining to the said flat for reasonable enjoyment and occupation of the flat and shall also include the reciprocal easements, quasi easements, obligations and dues or like nature of other flat in the said building in or upon such flats.

6.17. **THE PRONOUNCE HE OR SHE** : Shall mean and the be constructed to have been used to mean any person or persons male or female, a firm, a company or any other legal entity capable of holding property, if the context so admits in these Indenture.

7.0. **OBLIGATION, DUTIES, RESPONSIBILITES AND COVENANTS OF THE OWNERS :**

7.1 The second party is hereby authorized by the first parties to enter into various agreements for sale and disposal of the Developer's allocation only.

7.2 That after the execution of this Development Agreement, the second party is empowered to execute and/or get register necessary conveyance in favour of the second party or its nominee and/or nominees for the second party's allocation and/or portion thereof.

7.3 The first parties have not entered into any agreement for sale or transfer or development of the said property (more particularly mentioned in the First Schedule below) with any other person or persons. The second party shall must completed the development project within 24 (Twenty-four) months from the date of obtaining building sanction plan from the Kolkata Municipal Corporation.

7.4 The first party hereby grants exclusive right to the second party to build up and to exploit residentially/commercially the said premises by constructing new multi storied building or buildings thereon in accordance with the plan or plans.

7.5 The first party shall always co-operate with the second party for smooth development of the said premises and shall not do any act, deed or things whereby the second party shall be prevented from construction and completion of the new building or buildings or in disposal of the second party's allocation nor shall cause any obstruction or interruption in the second party's making or causing to be made such construction of the new building or buildings or in disposal of the second party's allocation, nor shall cause any obstruction till the development is completed.

7.6 The first party hereby agrees and covenants with the second party not to do any acts, deeds or things whereby the second party may be prevented from selling, assigning and/or disposing the second party's allocation or portion thereof.

7.7 The first party shall execute power of attorney/attorneys in favour of the second party and/or its nominee or nominees for carrying out the development of the said premises and/or all acts relating to and touching with the development project as well as for disposal of the Developer's allocation by the second party.

7.8 The first party will sign all papers and documents as may be required for smooth development and disposal of the said premises in terms of this agreement as and when placed by the second party and/or as and when the same will be required for statutory compliance without any delay and negligence.

7.9 The first party or their authorized representative shall sign and/or cause to be signed all plans, applications, affidavits, declarations and other documents as may be required for obtaining sanction of the building plan from the Kolkata Municipal Corporation and/or for obtaining sanction from other statutory authorities.

7.10 The First Party shall sign all documents for disposal of the second party's allocation including for execution and registration of conveyance and/or conveyances to the nominee and/or nominees of the second party for disposal of the second party's allocation.

7.11 The first parties will not indulge in any activities, which may be detrimental to the development of the said premises and/or may affect the mutual interest of the parties hereto. It will take all steps that may be necessary for successful completion of the development of the said premises and for disposal of the second party's allocation to the second party and/or its nominees.

7.12 The first parties hereby agrees and covenants with the second party that the first party shall obtain No Objection Certificate from various authorities as required for building plan and development of the said premises, provided however, that the second party shall assist the first party in obtaining such No Objection Certificates and/or clearances.

7.13 That violation of any terms and conditions of this Agreement by the Developer, the Owner have every right to take necessary steps and/or action to defend the same in accordance with law before the appropriate court of law.

7.14 That in case of death of any of the Owner's herein, the legal heirs and/or legal representatives of the said deceased Owner will be bound to execute a fresh Joint Development Agreement and General Power of Attorney

in favour of the Developer on the same terms and conditions without any charge of the any terms and conditions or demands mentioned in these presents.

8.0. DUTIES, RESPONSIBILITIES AND COVENANTS OF THE SECOND PARTY:

- 8.1. That the Developer shall negotiate with the existing tenants, occupiers and make agreeable everybody for construction of the proposed multistoried building over the said property (more particularly mentioned in the First Schedule).
- 8.2. That the developer shall must obtain the necessary permission, consent and/or acknowledgement from the existing tenants, occupiers and shall must complete the construction of the proposed multistoried building within a period of 24 (Twenty four) months from of obtaining building sanction plan from the Kolkata Municipal Corporation.
- 8.3. That upon negotiation by the Developer, if any of the tenant(s) intends to surrender his tenancy, then such surrender has to be done on affidavit in favour of the Developer.
- 8.4. That upon negotiation by the Developer, if any of the tenant(s) intends to relinquish his right of tenancy and surrenders the same with an intention to purchase any portion of the proposed multi storied building, in that even the Owner/Vendors and the Developer shall be duty bound to give their consent and/or signature for execution of the necessary Agreement and/or Deed in favour of the tenant(s). In that event the Tenant shall do the needful to get registration of the said portion by executing the necessary Deed of Conveyance at his own cost and responsibility.
- 8.5. That the Developer without any delay must complete the construction of the proposed multistoried building within a period of 24 (Twenty four) months from the date of obtaining sanction building plan from the Kolkata Municipal Corporation.

- 8.6. That the cost and/or expenditure for negotiation with the existing tenants, occupiers shall be borne by the Developer.
- 8.7. The second party has stated and assured that it has reasonable requisite expertise to develop several premises in and around Kolkata. It has necessary expertise and infrastructure for carrying out the development project for the magnitude of one which is at hand on the said premises.
- 8.8. The second party shall ensure maximum residential/commercial exploitation of the said premises to the mutual benefit of the parties.
- 8.9. The second party shall prepare a building plan to avail maximum floor area ratio (FAR) under the given circumstances.
- 8.10. The second party shall always act in accordance with law and without breach of any statutory provisions.
- 8.11. The second party shall at its own cost and risk construct, erect and complete the new building or buildings at the said premises in accordance with the plan at its own cost and risk with good and standard materials as per specifications to be given by the architect.
- 8.12. The second party shall bear all costs for development, construction and erection of the new building in the said premise. The second party shall install pump, tube well, water storing tank, overhead reservoir, electric connections, other installations and facilities required to be provided in a commercial multi-storied building at Kolkata having self contained apartment(s) on ownership basis.
- 8.13. The second party shall not sell, transfer and/or dispose of the First Party's allocation under any circumstances SAVE what has been provided in this agreement.
- 8.14. All allocations, plans and other papers and documents as may be required by the second party for the construction of the proposed multi storied building shall be prepared and submitted by the second party on behalf of the First Parties as its own costs and expenses and it shall pay and bear all fees

including Architect's fees charges and expenses required to be paid or deposited for exploitation of the said property.

8.15. The second party shall be authorized in the name of the First Party in so far as is necessary to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials allocable to the First Party for the construction of the building(s) and to similarly apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building or buildings and other inputs and facilities required for the construction or enjoyment of the building for which purpose as mentioned hereinabove, the First Party shall execute in favour of the second party, a Power of Attorney and other authorities as shall be required by the second party.

8.16. The second party shall subject to the terms and conditions of this agreement hand over the First Parties allocation in complete and habitable condition duly completed to the First Parties in time and shall not encumber the First Parties allocation, under any circumstances, in any manner whatsoever.

8.17. The second party shall not do any act, deed or things whereby the First Parties shall be prevented from enjoying, selling, assigning and/or disposing of the First Parties allocation in the new building or buildings at the said premises.

8.18. That any amendment or modification is to be required of the said building plan the same shall be done by the Developer at his own costs, expanses and risk and the Developer will pay and bear all fees including Architect's fees, municipal charges and expenses required to be paid or deposited for such amendment and/or modification of the building plan but the owner will not be prejudiced for the same said amendment or modification.

9.0. **ALLOCATION:**

OWNER'S ALLOCATION :

Upon promotion or developing by the second party of the said premises, the Landowner shall must get the following areas as Owner's Allocation :

- 9.1. 500 Sq.ft. on the Ground Floor in car parking space.
- 9.2. 500 sq.ft. super build up area on the First Floor ,
- 9.3. 500 Sq.ft. super build up area on Second Floor,
- 9.4. 500 Sq.ft. super build up area on Third Floor,
- 9.5. 500 Sq.ft. super build up area on Fourth Floor.
- 9.6. 1650 sq.ft. Flat area on the Second Floor,

And

- 9.7. 120 sq.ft. Car Parking area on Ground Floor.

from the Developer as "Owner's Allocation" from the said proposed multistoried building along with undivided proportionate share of the land area of the said premises together with all common areas, common parts, common facilities and common equipments as mentioned in the third schedule below subject to payment of common expenses and common restrictions as mentioned in the fourth schedule and fifth schedule hereinunder written.

DEVELOPERS' ALLOCATION:

9.8. The Developers shall get the balance and/or rest saleable area as "Developer's Allocation" along with undivided proportionate share of the land area of the said premises together with all common areas, common parts, common facilities and common equipments as mentioned in the third schedule below subject to payment of common expenses and common restrictions as mentioned in the fourth schedule and fifth schedule hereinunder written.

9.9. That the Developers shall demolish the existing 200 sq.ft. pucca structure standing thereon and shall take all the old building materials with them.

10.0. SHIFTING CHARGES :

That the Developer shall pay the monthly Shifting Charges to the Owners from the date of possession of the said property as till the date of handover the Owners' allocation.

11.0. TIME AND COMPLETION:

The Second party shall must complete the development of the said premises within 24 (Twenty four) months from the date of obtaining sanctioned plan from the Kolkata Municipal Corporation.

12.0. MAINTENANCE:

The second party shall manage and maintain the common services of the building/buildings to be constructed till an association is formed with the help and co-operation of the second party but at the cost of the allottees to which all the allottees shall be the members irrespective of whether they acquire right, title and interest of the First Party allocation or from the second party's allocation and after such association is formed, the common services maintenance and management of the building or buildings shall be managed, controlled and organized by the said association. However, it is made absolutely clear that the First Party and the second party are principally responsible for the payment of maintenance/service charges for their respective allocation. After the association is formed, the second party shall hand over the maintenance to the association.

13.0. FIRST PARTIES'S INDEMNITY:

The First Party hereby undertakes that the second party shall be entitled to enjoy its allocated space without any interference and/or disturbance provided the second party performs and fulfils all the terms and conditions herein contained and/or on its part to be observed and performed subject to provisions of this agreement.

14.0. SECOND PARTY'S INDEMNITY:

The Second party hereby undertakes that the First Party shall be entitled to enjoy its allocated space without any interference and/or disturbance provide the First Party performs and fulfils all the terms and conditions herein contained and/or his own part to be observed and performed subject to provisions of this agreement.

15.0. NEGATIVE COVENANTS:

As and by way of negative covenants the First Party has agreed:-

During subsistence of this agreement not to deal with and/or dispose of the said premises to any third party, provided however, that the Second party shall be entitled to enter into an agreement with prospective and/or intending purchasers for selling the Developer's Allocation.

16.0. MISCELLANEOUS:

16.1. The First Party and the second party have entered into this agreement purely as a contract at arms length and on principal to principal basis and nothing contained herein shall be deemed to construe as a partnership between the second party and the First Party or as a joint venture between the parties hereto in any manner nor shall be the parties hereto constitute as an association of persons.

16.2. It is understood that from time to time to facilitate the construction of the new building or buildings by the second party various deeds matters and things not herein specified may be required to be done by the second party and for which the second party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the First Party shall execute ALL such additional power of attorney and/or authorities as may be required by the second party for the purpose of development and all connected matters and the First Parties also undertakes to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds,

matters and things do not in any way infringe the rights of the First Party and/or go against the spirit of this agreement.

16.3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the First Party of the said premises or any part thereof to the second party or as creating any right title or interest in respect thereof in the second party other than an exclusive license to the second party to commercially exploit the same in terms hereof, provided however that the second party shall be entitled to borrow money from any bank or banks by depositing the title deeds of the said premises or otherwise without creating any financial liability on the First Party or affecting their right and interest in the said premise and it being expressly agreed and understood that in no event the First Party nor any of his heirs shall be responsible and/or be made liable for payment of any dues of such bank or banks and shall remain indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.

16.4. The First Party shall hand over vacant possession of the said premises to the second party when the second party make arrangements for shifting of the first party and the second party shall be in possession of the said premises until the development is completed.

16.5. During subsistence of the agreement, the First Party shall not deal with the said premises in any manner whatsoever except for the purposes mentioned herein.

16.6. The roof right of the proposed multi-storied building will be common for the Landlord, Developer, the purchasers, flat owners and shop owners of the said building. The tenants have no right upon the roof, staircase and staircase landing of the said building.

16.7. That the developer shall handover a copy of the proposed G+4 storied building plan duly approved by the competent authority and other statutory authority to the Landlord.

17.0. FORCE MEAJURE:

Force meajure shall mean and include any war, civil commotion, riots, Government notifications, any statutory notifications, acts of God and/or any order of the Courts and/or any prohibitory order from any Court of Law to which the parties have no control.

18.0. WAIVER:

The failure with or without intent of any party hereto to insist upon the performance of the other on any terms and/or provisions of this agreement in strict conformity with the literal requirements hereto shall not be treated or deemed to constitute a modification of any of the terms and/or provisions hereto nor shall such failure or election be deemed to constitute a waiver of the right of such party at any time whatsoever thereafter to insist upon performance by the other strictly in accordance with any of the terms and/or provisions of the agreement.

19.0. NOTICE:

All notices to be served hereunder by any one of the parties on the other party by registered post/speed post with acknowledgement due card and/or courier service shall be deemed to have been served at the address of the other party mentioned hereinabove irrespective of return of the acknowledgement card. Similarly, any notice to be served through fax shall also be treated as validly served if the fax number of the concerned party is correct. None of the parties shall raise any objection to the service of notice served as aforesaid.

20.0. ARBITRATION:

20.1. The parties raising disputes shall serve a notice to the other party at the address mentioned hereinabove or to its last known address detailing therein the grievances and/or differences and within fifteen days of receiving such notice, there would be a joint meeting between the parties for amicable settlement of the disputes and/or for meeting the grievances of the concerned parties. In case the disputes cannot be settled in the said meeting or within any mutually extended time

then either party could take recourse to arbitration proceedings as mentioned hereinbelow.

- 20.2. All disputes and differences between the parties hereto with regard to interpretation of this agreement and/or for implementation and/or in any way relating to or touching in any manner with this agreement or arising in pursuance thereof shall be referred to arbitration and the said arbitration will be governed by the Arbitration and Conciliation Act, 1996.
- 20.3. The award passed by the Arbitrator/Arbitrators shall be binding upon the parties and both the parties shall accept the award passed by the Arbitrator/Arbitrators.

21.0. MODIFICATION OF THE AGREEMENT:

- 21.1. No amendment or change hereof or addition hereto shall be effective or binding on either of the parties hereto unless set forth in writing and executed by the duly authorized representatives of each of the parties hereto.
- 21.2. Any matter which may come up at any time during the subsistence of this agreement but not covered herein shall be decided mutually and in case the same cannot be decided mutually then both the parties can approach before the appropriate court of law.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the bastu land measuring about 05 Cottah 10 Chittacks 01 Sq.ft. (be the same little more or less) together with 200 Sq.ft. Tally shaded structure lying and situated at Mouza - Gadsa, J.L. No. 17, Khatian No. 252, Dag No. 415 and 416, being Municipal Holding no. 256, comprising with Touzi No. 1298/2833 of Alipore Collectorate, Dihi Panchanya Gram Division - 5, Sub- Division K, P.S. - Tollygunge under Tollygunge Municipality, now being Municipal Premises No. 5, Baikuntha Ghosh Road, P.S. - Kasba, Ward No. 91, Assessee No. 210910100397 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas, within the limits of Kolkata Municipal Corporation and is butted and bounded by-

- On the North : 11B, R.K. Ghoshal Road, Kolkata - 700 042.
- On the East : 3 & 4, Baikuntha Ghosh Road, Kolkata - 700 042.
- On the South : 5334 mm. wide Baikuntha Ghosh Road, Kolkata - 700 042.
- On the West : 6 & 6/A, Baikuntha Ghosh Road, Kolkata - 700 042.

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNER'S ALLOCATION :

Upon promotion or developing by the second party of the said premises the Landowner shall must get the following areas as Owner's Allocation : —

- i. 500 Sq.ft. on the Ground Floor in car parking space. —
- ii. 500 sq.ft. super build up area on the First Floor, —
- iii. 500 Sq.ft. super build up area on Second Floor, —
- iv. 500 Sq.ft. super build up area on Third Floor, —
- v. 500 Sq.ft. super build up area on Fourth Floor. —
- vi. 1650 sq.ft. Flat area on the Second Floor, —

And

- vii. 120 sq.ft. Car Parking area on Ground Floor, —

from the Developer as "Owner's Allocation" from the said proposed multistoried building along with undivided proportionate share of the land area of the said premises together with all common areas, common parts, common facilities and common equipments as mentioned in the third schedule below subject to payment of common expenses and common restrictions as mentioned in the fourth schedule and fifth schedule.

DEVELOPERS' ALLOCATION:

viii. The Developers shall get the balance and/or rest saleable area as "Developer's Allocation" along with undivided proportionate share of the land area of the said premises together with all common areas, common parts, common facilities and common equipments as mentioned in the third schedule below subject to payment of common expenses and common restrictions as mentioned in the fourth schedule and fifth schedule.

ix. That the Developers shall demolish the existing pucca structure standing thereon and shall take all the old building materials with them.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Parts and Equipments)

1. Ultimate top roof of the proposed multi-storied building for common enjoyment of the stair case on all floors, stair case landing on all floors.
2. Common Passage from main road to top floor with stair case landings.
3. Water tank and other plumbing installations and the pump room.
4. Electrical wirings, meters, electrical fittings.
5. Lift, Lift well and machineries.
6. Drainage and Sewerage.
7. Boundary wall and the main gate.
8. Such other fittings, equipments and fixtures which are being used for the common purposes.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Expenses)

Cost expenses and outgoings and obligations for which all purchasers, occupiers are to contribute proportionately.

a) The expenses of maintaining repairing, redecorating, renewing the main structure and in particular the drainage, rain water discharge, arrangements, water supply system, supply of electricity to all common areas and parts mentioned in the third and fourth schedule thereto.

b) The expenses of repairing maintaining white washing and color washing the main structure of the building including the exterior of the building and also the common areas of the building described in the fourth schedule above written.

c) The cost of cleaning and lighting the entrance of the building the passage and spaces around the building lobby, corridors, staircase and other common areas.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Restrictions and covenants)

1. Not to use the said flat nor permit the same to be used for any illegal or immoral purpose.
2. Not to do or permit to be done any act deed or things which may render void or voidable any policy of insurance of the said flat or of the said building or any of the units there at or may cause any increase in the premium payable in respect thereof.
3. Not to throw dirt rubbish or other refuse waster nor permit through into the lavatories cisterns or water or soil pipes in the said flat and/or in the common parts of the building.
4. No clothes or other articles shall be hung or exposed outside the said flat nor flower box, flower pot or other like object shall be placed outside the said flat nor shall any animals which may cause annoyance to any owner or occupier of other units comprised in the said building be kept in the said flat.

5. Not to do or caused to be done any act deed matter or things which may cause any nuisance or annoyance to the owners and/or occupiers of the other units at the said buildings.
6. Not to decorate the exterior of the said unit otherwise than in the manner the same has been done by the Vendor.
7. Not to store any article or combustible goods in the common parts.
8. Not to carry on in the said flat any noisy offensive illegal or immoral activity.
9. Not to do anything or otherwise alter the exterior of the said flat or common parts of the said building in any manner.
10. Not to do anything whereby the owners and/or occupiers of the other units are obstructed in or prevented from enjoyment of their respective units and jointly of the common parts.
11. Not to display or affix any Neon Sign or Sign Board on any outer walls of the building or any part and save and except the place specified.
12. Not to claim any partition or sub partition of the land or any parts and not to partition the said flat by metes and bounds.
13. Not to make any Garden on the roof of the said building.

THE SIXTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION FOR WORK

1. Foundation: Upon the result of soil test and as advised by architect and/or structural Engineer of the Developer shown in approved plan.
2. Window : Aluminum sliding panel with flat grill.
3. Door : All doors shall be of flush doors.
4. Floor : Tiles of normal size of all rooms, kitchen & bathroom and scarting of all room of 4" and bathroom of 6' with tiles dado upto 6'-0" height. Kitchen 3' high glazed tiles above cooking platform. Intermediate slab

will be provided with black stone cooking platform, sink will be of steel with fittings.

5. Sanitary & Plumbing

Fittings: Common Toilet : Two Nos. bib cock. One bib cock near OT pan. On basin with complete fittings. All sanitary fittings shall be of C.P. of standard type. All concealed plumbing pipes shall be of P.V.C. All external sanitary and plumbing pipes shall be of high density P.V.C. type.

Attached Toilet/W.C. : one no. European style commode with cistern.

6. Electricals:

- i) Bed Rooms: Each bed room will be of two Nos. Light point One no. fan point, one no. power plug point.
- ii) Dining: Two Nos. Light point, One No. fan point, one nos. power plug point.
- iii) Kitchen: One no. light point, one no. power plug point, exous point.
- iv) Toiled: One No. Light point.

7. Water: KMC supply water will be stored in semi underground reservoir. Water from S.U.G.R. will be lifted to overhead water tank through suitable pumps with motor.

8. All walls will be finished with Plaster of Paris.

9. Stair case, entrance lobby and landing finished with marble or tiles and colour will be of snosem.

10. Outside wall be finished by snosem with suitable colour.

11. Adequate electrical points will be provided in all rooms including Bathroom and Kitchen.

12. Proper boundary wall and boundary gate will be made.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands and seals by the day month and year first above written.

SIGNED SEALED AND DELIVERED BY OWNERS/VENDORS AT KOLKATA IN THE PRESENCE OF :

WITNESSES :

1. *[Handwritten signature]*
2. *[Handwritten signature]*

SIGNED SEALED AND DELIVERED BY DEVELOPER AT KOLKATA IN THE PRESENCE OF :

WITNESSES :

1. *[Handwritten signature]*
2. *[Handwritten signature]*

[Signature]
PROSENJIT SAHA
 Advocate
 Enrolment No. WB/1790 of 2003
 High Court, Calcutta.
 Bar Association Room No. 16.
 Kolkata-700001.

- 1) Minati Ghosh.
- 2) Banu Ghosh.
- 3) Sunita Mukhopadhyay
- 4) Subhasish Ghosh.
- 5) Kibinor. Ghosh
- 6) Anam Kr. Ghosh
- 7) Tareem Kaur Ghosh
- 8) Karun Kumar Ghosh
- 9) Barun Ghosh
- 10) Rohita Kaur Ghosh.
- 11) Tandra Bose
- 12) Chanda Nag
- 13) Chitra Roy
- 14) Bipra Sen Gupta
- 15) Sursha Saha
- 16) Dilip Kr Ghosh

SIGNATURE OF THE OWNERS/VENDORS

AMAR JEET SINGH & CO.
[Signature]
 Proprietor

SIGNATURE OF THE DEVELOPER

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

GRN: 19-201920-014726955-1
GRN Date: 10/01/2020 14:03:47
BRN: 994404431

Payment Mode: Online Payment
Bank: HDFC Bank
BRN Date: 10/01/2020 14:05:01

DEPOSITOR'S DETAILS

Name: P SAHA
Contact No.:
E-mail:
Address: G P O
Applicant Name: Mr PROSENJIT SAHA
Office Name:
Office Address:
Status of Depositor: Advocate

Id No.: 16300000045228/5/2020
(Query No./Query Year)
Mobile No.: +91 9830568781

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16300000045228/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	16300000045228/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

39973

In Words: Rupees, Thirty Nine Thousand Nine Hundred Seventy Three only

Major Information of the Deed

Deed No :	I-1630-00108/2020	Date of Registration	10/01/2020
Query No / Year	1630-0000045228/2020	Office where deed is registered	
Query Date	09/01/2020 11:47:10 AM	D.S.R. - V SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PROSENJIT SAHA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433132848, 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. 2/-	Rs. 1,94,45,790/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baikuntha Ghosh Road, , Premises No: 5, , Ward No: 091 Pin Code : 700042



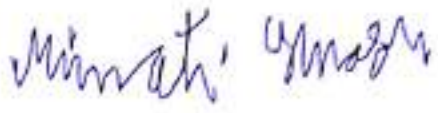





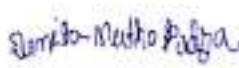
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 10 Chatak 1 Sq Ft	1/-	1,92,80,790/-	Width of Approach Road: 18 Ft.
Grand Total :				9.2835Dec	1 /-	192,80,790 /-	






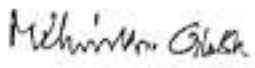


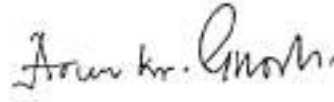
Structure Details :






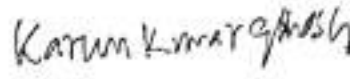



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	550 Sq Ft.	1/-	1,65,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		550 sq ft	1 /-	1,65,000 /-	



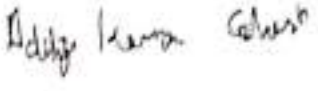





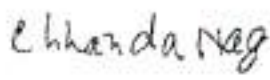
and Lord Details :



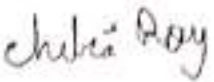


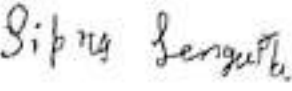



Name, Address, Photo, Finger print and Signature



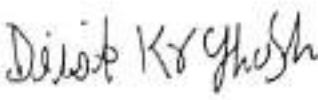
Sl No	Name	Photo	Finger Print	Signature
1	<p>Smt Minati Ghosh, (Alias: Smt Minati Rani Ghosh) Wife of Late Nityananda Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office</p>	 10/01/2020	 LTI 10/01/2020	 10/01/2020
<p>Village- Kulingram, Dattapara, P.O:- Kulingram, P.S:- Jamalpur, District:-Burdwan, West Bengal, India, PIN - 713166 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDKPG8209A, Aadhaar No: 20xxxxxxxx8532, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office</p>				
2	<p>Mr Samir Ghosh Son of Late Nityananda Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office</p>	 10/01/2020	 LTI 10/01/2020	 10/01/2020
<p>Village- Kulingram, Dattapara, P.O:- Kulingram, P.S:- Jamalpur, District:-Burdwan, West Bengal, India, PIN - 713166 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASUPG2490E, Aadhaar No: 40xxxxxxxx4607, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office</p>				
3	<p>Smt Sunita Mukhopadhyay Wife of Mr Biswanath Mukherjee Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office</p>	 10/01/2020	 LTI 10/01/2020	 10/01/2020
<p>Village- Kulingram, Dattapara, P.O:- Kulingram, P.S:- Jamalpur, District:-Burdwan, West Bengal, India, PIN - 713166 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DNDPM6023G, Aadhaar No: 28xxxxxxxx6506, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office</p>				

Name	Photo	Finger-Print	Signature
Mr Subhasish Ghosh Son of Late Samaresh Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
63/K, Salimpur Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALFPG8457P, Aadhaar No: 74xxxxxxxx4760, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
Mr Mihir Kumar Ghosh Son of Late Binod Bihari Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
5, Baikuntha Ghosh Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CCDPG9419G, Aadhaar No: 72xxxxxxxx9801, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
Mr Arun Kumar Ghosh Son of Late Binod Bihari Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
Vill Debipur, P.O:- Debipur, P.S:- Memari, District:-Burdwan, West Bengal, India, PIN - 713146 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AITPG7575M, Aadhaar No: 71xxxxxxxx0934, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			

Name	Photo	Finger Print	Signature
Mr Tarun Kumar Ghosh, (Alias: Mr Tarun Ghosh) Son of Late Binod Bihari Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
C-32, Rajdanga Naba Pally, P.O:- EKTP, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACVPG2683A, Aadhaar No: 68xxxxxxxx4233, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Karun Kumar Ghosh Son of Late Binod Bihari Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
5, Baikuntha Ghosh Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGVPG1108N, Aadhaar No: 74xxxxxxxx1048, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Barun Ghosh Son of Late Binod Bihari Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
27, Beni Banerjee Avenue, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADSPG1936C, Aadhaar No: 32xxxxxxxx4497, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			

	Name	Photo	Finger Print	Signature
	Mr Aditya Kumar Ghosh, (Alias: Mr Aditya Nath Ghosh) Son of Mr Gunendra Nath Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
	D/5, Ananda Complex, 7, Rani Debendra Bala Road, P.O:- Cossipore, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BWJPG8854Q, Aadhaar No: 99xxxxxxxx0215, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
11	Smt Tandra Bose Wife of Late Achinta Bose Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
	Rubi Park, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBFPB6839R, Aadhaar No: 79xxxxxxxx6500, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
12	Smt Chhanda Nag Wife of Mr Ranjit Kumar Nag Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
	87/48A Bose Pukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFJPN7389G, Aadhaar No: 74xxxxxxxx9207, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			



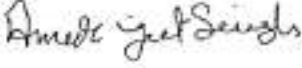


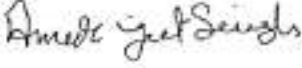


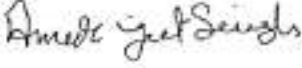
Name	Photo	Finger Print	Signature
Smt Chitra Roy Wife of Mr Amiyaranjan Roy Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
10/01/2020	LTI 10/01/2020	10/01/2020	
9/1B, Haripada Datta Lane, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ATCPR2310P, Aadhaar No: 44xxxxxxxx7516, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Sipra Sengupta Wife of Late Sujit Sengupta Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
10/01/2020	LTI 10/01/2020	10/01/2020	
146, Jodhpur Garden, P.O:- Dhakuria, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AMVPS3320E, Aadhaar No: 52xxxxxxxx4925, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Suvra Dutta, (Alias: Smt Subhra Dutta) Wife of Mr Swapan Kumar Dutta Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			
10/01/2020	LTI 10/01/2020	10/01/2020	
B-76, Bandipur Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AVPPD6946E, Aadhaar No: 60xxxxxxxx0816, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			

Name	Photo	Finger Print	Signature
Mr Dilip Kumar Ghosh, (Alias: Mr Dilip Ghosh) Son of Late Kartic Chandra Ghosh Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office	 10/01/2020	 LTI 10/01/2020	 10/01/2020
5A, Baikuntha Ghosh Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLXPG1242D, Aadhaar No: 79xxxxxxxx0405, Status :Individual, Executed by: Self, Date of Execution: 10/01/2020 , Admitted by: Self, Date of Admission: 10/01/2020 ,Place : Office			

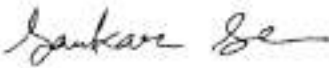
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Amarjeet Singh & Company 88A/8, Bosepukur Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 , PAN No.:: ATCPS3171M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr Amarjeet Singh (Presentant) Son of Mr Dharamnath Singh Date of Execution - 10/01/2020, , Admitted by: Self, Date of Admission: 10/01/2020, Place of Admission of Execution: Office </td> <td>  Jan 10 2020 3:56PM </td> <td>  LTI 10/01/2020 </td> <td>  10/01/2020 </td> </tr> </tbody> </table> 49/B, Swinhoe Lane, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATCPS3171M, Aadhaar No: 36xxxxxxxx5671 Status : Representative, Representative of : Amarjeet Singh & Company (as Proprietor)	Name	Photo	Finger Print	Signature	Mr Amarjeet Singh (Presentant) Son of Mr Dharamnath Singh Date of Execution - 10/01/2020, , Admitted by: Self, Date of Admission: 10/01/2020, Place of Admission of Execution: Office	 Jan 10 2020 3:56PM	 LTI 10/01/2020	 10/01/2020
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Mr Amarjeet Singh (Presentant) Son of Mr Dharamnath Singh Date of Execution - 10/01/2020, , Admitted by: Self, Date of Admission: 10/01/2020, Place of Admission of Execution: Office	 Jan 10 2020 3:56PM	 LTI 10/01/2020	 10/01/2020						

Identifier Details :

	Photo	Finger Print	Signature
<p>Sankar Sen Son of Late Anup Kr Sen Jagannath Ghosh Road, P.O:- Kasba, S - Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042</p>			
	10/01/2020	10/01/2020	10/01/2020
Identifier Of Smt Minati Ghosh, Mr Samir Ghosh, Smt Sunita Mukhopadhyay, Mr Subhasish Ghosh, Mr Mihir Kumar Ghosh, Mr Arun Kumar Ghosh, Mr Tarun Kumar Ghosh, Mr Karun Kumar Ghosh, Mr Barun Ghosh, Mr Aditya Kumar Ghosh, Smt Tandra Bose, Smt Chhanda Nag, Smt Chitra Roy, Smt Sipra Sengupta, Smt Suvra Dutta, Mr Dilip Kumar Ghosh, Mr Amarjeet Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Minati Ghosh	Amarjeet Singh & Company-0 580221 Dec
2	Mr Samir Ghosh	Amarjeet Singh & Company-0 580221 Dec
3	Smt Sunita Mukhopadhyay	Amarjeet Singh & Company-0 580221 Dec
4	Mr Subhasish Ghosh	Amarjeet Singh & Company-0 580221 Dec
5	Mr Mihir Kumar Ghosh	Amarjeet Singh & Company-0 580221 Dec
6	Mr Arun Kumar Ghosh	Amarjeet Singh & Company-0 580221 Dec
7	Mr Tarun Kumar Ghosh	Amarjeet Singh & Company-0 580221 Dec
8	Mr Karun Kumar Ghosh	Amarjeet Singh & Company-0 580221 Dec
9	Mr Barun Ghosh	Amarjeet Singh & Company-0 580221 Dec
10	Mr Aditya Kumar Ghosh	Amarjeet Singh & Company-0 580221 Dec
11	Smt Tandra Bose	Amarjeet Singh & Company-0 580221 Dec
12	Smt Chhanda Nag	Amarjeet Singh & Company-0 580221 Dec
13	Smt Chitra Roy	Amarjeet Singh & Company-0 580221 Dec
14	Smt Sipra Sengupta	Amarjeet Singh & Company-0 580221 Dec
15	Smt Suvra Dutta	Amarjeet Singh & Company-0 580221 Dec
16	Mr Dilip Kumar Ghosh	Amarjeet Singh & Company-0 580221 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Minati Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
2	Mr Samir Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
3	Smt Sunita Mukhopadhyay	Amarjeet Singh & Company-34 37500000 Sq Ft
4	Mr Subhasish Ghosh,	Amarjeet Singh & Company-34 37500000 Sq Ft
5	Mr Mihir Kumar Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
6	Mr Arun Kumar Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
7	Mr Tarun Kumar Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
8	Mr Karun Kumar Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
9	Mr Barun Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
10	Mr Aditya Kumar Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft
11	Smt Tandra Bose	Amarjeet Singh & Company-34 37500000 Sq Ft
12	Smt Chhanda Nag	Amarjeet Singh & Company-34 37500000 Sq Ft
13	Smt Chitra Roy	Amarjeet Singh & Company-34 37500000 Sq Ft
14	Smt Sipra Sengupta	Amarjeet Singh & Company-34 37500000 Sq Ft
15	Smt Suvra Dutta	Amarjeet Singh & Company-34 37500000 Sq Ft
16	Mr Dilip Kumar Ghosh	Amarjeet Singh & Company-34 37500000 Sq Ft

Endorsement For Deed Number : I - 163000108 / 2020

10-01-2020

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 : 48 of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 10-01-2020, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Amarjeet Singh .

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 1,94,45,790/-

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

Execution is admitted on 10/01/2020 by 1. Smt Minati Ghosh, Alias Smt Minati Rani Ghosh, Wife of Late Nityananda Ghosh, Village- Kulingram, Dattapara, P.O: Kulingram, Thana: Jamalpur, , Burdwan, WEST BENGAL, India, PIN - 713166, by caste Hindu, by Profession House wife, 2. Mr Samir Ghosh, Son of Late Nityananda Ghosh, Village- Kulingram, Dattapara, P.O: Kulingram, Thana: Jamalpur, , Burdwan, WEST BENGAL, India, PIN - 713166, by caste Hindu, by Profession Service, 3. Smt Sunita Mukhopadhyay, Wife of Mr Biswanath Mukherjee, Village- Kulingram, Dattapara, P.O: Kulingram, Thana: Jamalpur, , Burdwan, WEST BENGAL, India, PIN - 713166, by caste Hindu, by Profession House wife, 4. Mr Subhasish Ghosh, Son of Late Samaresh Ghosh, 63/K, Salimpur Lane, P.O Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 5. Mr Mihir Kumar Ghosh, Son of Late Binod Bihari Ghosh, 5, Baikuntha Ghosh Road, P.O. Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 6. Mr Arun Kumar Ghosh, Son of Late Binod Bihari Ghosh, Vill Debipur, P.O: Debipur, Thana: Memari, , Burdwan, WEST BENGAL, India, PIN - 713146, by caste Hindu, by Profession Retired Person, 7. Mr Tarun Kumar Ghosh, Alias Mr Tarun Ghosh, Son of Late Binod Bihari Ghosh, C-32, Rajdanga Naba Pally, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 8. Mr Karun Kumar Ghosh, Son of Late Binod Bihari Ghosh, 5, Baikuntha Ghosh Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 9. Mr Barun Ghosh, Son of Late Binod Bihari Ghosh, 27, Beni Banerjee Avenue, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 10. Mr Aditya Kumar Ghosh, Alias Mr Aditya Nath Ghosh, Son of Mr Gunendra Nath Ghosh, D/5, Ananda Complex, 7, Rani Debendra Bala Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 11. Smt Tandra Bose, Wife of Late Achinta Bose, Rubi Park, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 12. Smt Chhanda Nag, Wife of Mr Ranjit Kumar Nag, 87/48A Bose Pukur Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 13. Smt Chitra Roy, Wife of Mr Amiyaranjan Roy, 9/1B, Haripada Datta Lane, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 14. Smt Sipra Sengupta, Wife of Late Sujit Sengupta, 146, Jodhpur Garden, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 15. Smt Suvra Dutta, Alias Smt Subhra Dutta, Wife of Mr Swapan Kumar Dutta, B-76, Bandipur Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 16. Mr Dilip Kumar Ghosh, Alias Mr Dilip Ghosh, Son of Late Kartic Chandra Ghosh, 5A, Baikuntha Ghosh Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Identified by Mr Sankar Sen, . . . Son of Late Anup Kr Sen, 8, Jagannath Ghosh Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

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

Execution is admitted on 10-01-2020 by Mr Amarjeet Singh, Proprietor, Amarjeet Singh & Company, 88A/8, Bosepukur Road, P.O - Kasba, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN - 700042

Identified by Mr Sankar Sen, . . . Son of Late Anup Kr Sen, 8, Jagannath Ghosh Road, P.O. Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/01/2020 2:05PM with Govt. Ref. No: 192019200147269551 on 10-01-2020, Amount Rs: 53/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 994404431 on 10-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Document that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-,
Stamp Duty online = Rs 39,920/-
Description of Stamp
Stamp: Type: Impressed, Serial no 80186, Amount: Rs.100/-, Date of Purchase: 08/01/2020, Vendor name: Soumitra
Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/01/2020 2:05PM with Govt. Ref. No: 192019200147269551 on 10-01-2020, Amount Rs: 39,920/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 994404431 on 10-01-2020, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

...cate of Registration under section 60 and Rule 69.
...stered in Book - I
...me number 1630-2020, Page from 5658 to 5745
...ng No 163000108 for the year 2020.

25



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2020.01.17 14:04:41 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/01/17 02:04:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Minoti Gnani



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Samir Ghosh



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sumita Mukhopadhyay



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Anil Kumar Ghosh

FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Kishor K. Ghosh



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Arjun K. Ghosh



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Tarun Kumar Ghosh



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Karun Kumar Ghosh

FORM FOR TEN FINGERPRINTS



Ramu Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Aditya Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Tandra Bose

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Chanda Nag

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

FORM FOR TEN FINGERPRINTS



Chitra Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Bipna Jengupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Suruchi Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Dilip Kumar Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					