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District Sub-Registrar-II  
Hooghly

~~06 DEC 2019~~

05 DEC 2019

**JOINT VENTURE DEVELOPMENT AGREEMENT**

THIS JOINT VENTURE DEVELOPMENT AGREEMENT Made on  
this 5<sup>th</sup> Day of December, 2019 (Two Thousand Nineteen).

Handwritten initials and signature.

Cont...P/2

**BETWEEN**

**Sri Sandip Dey, PAN - AKIPD7281D**, son of Lt. Dr. Khagendra Nath Dey, by profession business, aged about 59 yrs, by faith Hindu, residing at 561, Lichu Bagan, P.O. & P.S. Bhadreswar, Dist. Hooghly, Pin - 712124, W.B. **sole proprietor of DEY'S ENTERPRISE** a proprietorship firm, having its office at 561, Lichu Bagan P.O. & P.S. Bhadreswar Dist - Hooghly, Pin-712124 in the state of West Bengal hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his executors, administrators, successors in-office, legal representatives and/or assigns) of the **FIRST PART**.

**AND**

1. **Smt Niva Deb Barman, PAN - AWCPD9945M** W/o Dr. Manash Deb Barman, by caste Hindu, by profession house wife, by Nationality Indian, residing at Krishnanagar, P.O. & P.S. Agartala, Dist-Paschim Tripura, State of Tripura, Pin-799001, 2. **Smt Nila Mitra PAN - CJCPM6298K** W/o Dilip Kumar Mitra by Profession House wife by caste- Hindu, by nationality Indian, residing at Uttar Khallor, P.O. & P.S. Bagnan, Dist Howrah, Pin-711303, 3. **Smt Kajal Ghosh, PAN - BQGGP2319M** W/o Sri Kashinath Ghosh, by Caste- Hindu, by Nationality - Indian, by profession- house wife, residing at 1 No Bangasri Pally, P.O-Angus, P.S. Bhadreswar, Dist Hooghly Pin-712221, 4. **Sri Kashinath Ghosh, S/o. - Lt. Sailendra Nath Ghosh, PAN - ADBPG0119N** by Caste- Hindu, by Nationality - Indian, by profession- house wife, residing at 1 No Bangasri Pally, P.O-Angus, P.S. Bhadreswar, Dist Hooghly Pin-712221, in the State of West Bengal, hereinafter called and referred to as the **"LANDOWNERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representative and/or assigns) of the **SECOND PART**.

**TITLE DEED WHEREAS** the property mentioned in the schedule hereunder previously owned by Smt Usha Rani Ghosh, W/o Lt. Jitendra Nath Ghosh, of Bangasri Pally No-2, P.O.- Angus, P.S.- Bhadreswar, District -Hooghly, Pin-712221, who purchased the said property measuring 0.092 Acre on Dated 26/08/1966 from Kanailal Goswami vide Sale deed No-6851 of 1966 registrar at A.D.S.R. Serampore, Hooghly. Subsequently for the purpose making Municipal Road the Authority acquired 0.007 acre of land, rest of the Bastu land more or less 0.085 Acre was duly recorded in the name of Smt. Usha Rani Ghosh before the office of B.L. & L.R.O. vide Khatian No-215/1

after that Smt. Usha Rani Ghosh gifted 01 Katha 08 Chhatak to her elder Daughter Niva Deb Barman vide Gift Deed No-350 of 1987 registered at A.D.S.R. Chandannagar, Hooghly and subsequently Niva ~~Deb~~ Barman gifted the same to her only brother Dilip Kumar Ghosh vide Gift Deed No-1451 of 2003 registered at A.D.S.R. Chandannagar, Hooghly. After that Dilip Kumar Ghosh Gifted his property to Three Sisters (1) Niva Debbarman (2) Nila Mitra (3) Kajal Ghosh vide Gift Deed No-530 of 2016, dated 11/03/2016 registered at A.D.S.R. Chandannagar, Hooghly.

**AND WHEREAS** in regard to the rest 0.06 Acre absolute owner Smt. Usha Rani Ghosh Died intestate on 29/05/2011 living behind Three Daughters (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh and one son Dilip Kumar Ghosh now the legal heirs are the absolute owners of the said property. Subsequently Sri Dilip Ghosh transfer his  $\frac{1}{4}$  undivided share of Land measuring more or less 0.017 Acre vide Gift Deed No-867 of 2016 registered at D.S.R.II Hooghly to his three sisters (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh.

**AND WHEREAS** (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh became the joint owners of  $\frac{1}{3}$ <sup>rd</sup> share of the schedule property according to the law of inheritance and by way of gift. After that schedule property is correctly recorded in the record of the Champdani Municipality as well as in the record of the B.L. & L.R.O. in separate Khatians in their names and the owners/vendors are possessing the said property by khas as 16 annas owners by paying rent and taxes to the authority concerns.

**AND WHEREAS** subsequently said (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh being the absolute owner of 0.085 acre of property gifted 0.007 acre or more or less 6 chhatak 35 Sq. ft. of Bastu land to Sri Kashinath Ghosh on 10/08/2016 vide Gift Deed no. 2508 of 2016 recorded in Book No. 1 Volume No. 604 pages 53908 to 53926 registered before A.D.S.R. Chandannagore, Hooghly. After owing the same said Kashinath Ghosh mutate his name before the concern B.L. & L.R.O. in separate Khatian being no. 10009 and also to before the concern Municipality.

**AND WHEREAS** now (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh (4) Kashinath Ghosh became the joint owners having undivided share of land and possessing the said property in Khas as 16 annas owners by paying rent and taxes to the authority concern.

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

- 1.1 **LANDOWNERS** shall mean (1) **SMT NIVA DEB BARMAN**, W/o. Dr. Manash Deb Barman by caste Hindu, by Nationality Indian, by Profession House Wife, Residing at Krishnanagar, P.O.+ P.S. Agartala, District -Paschim Tripura, State of Tripura, Pin-799001, (2) **SMT NILA MITRA** W/o. Dilip Kumar Mitra, by caste -Hindu, by Profession - House Wife, by Nationality - Indian, residing at Uttar khallor, P.O. & P.S. Bagnan, District Howrah, Pin-711303, (3) **SMT KAJAL GHOSH**, W/o, Sri Kashinath Ghosh by caste - Hindu, by- Nationality Indian, residing at 1No Bangashree Pally, P.O. Angus, P.S. Bhadreswar, District -Hooghly, Pin-712221 (4) **Sri Kashinath Ghosh**, S/o. - Sailendra Nath Ghosh, by caste - Hindu, by- Nationality Indian, residing at 1No Bangashree Pally, P.O. Angus, P.S. Bhadreswar, District - Hooghly, Pin-712221 and their heirs, executors, administrators, legal representative and / or assigns.
- 1.2 **DEVELOPER** shall mean **Sandip Dey** son of Lt, Dr .Khagendra Nath Dey by profession business, aged about 59yrs, by faith Hindu, residing at 561, Lichu Bagan, P.O. & P.S. Bhadreswar, Dist. Hooghly, Pin - 712124 proprietor of **DEY'S ENTERPRISE**, a Proprietorship Firm, having its office at 561, LICHU BAGAN, P.O. & P.S. BHADRESWAR, DIST- HOOGHLY, Pin-712124 and his heirs, heiress, and legal representatives and successors - in - interest.
- 1.3 **TITLE DEED WHEREAS** the property mentioned in the 'A' schedule hereunder previously owned by Smt Usha Rani Ghosh, W/o Lt. Jitendra Nath Ghosh, of Bangasree Pally No - 2, P.O.- Angus, P.S.- Bhadreswar, District -Hooghly, Pin-712221, who purchased the said property measuring 0.092 Acre on Dated 26/08/1966 from Kanailal Goswami vide sale deed No-6851 of 1966 registered at A.D.S.R. srirampur, Hooghly. Subsequently for the purpose making Municipal Road the Authority acquired little portion of Land, rest of the Land more or less 0.085 Acre was duly recorded in the name of Smt Usha Rani Ghosh before the office of B.L. & L.R.O. vide Khatian No-215/1 after that Smt Usha Rani Ghosh gifted 01 Katha 08 Chhatak to her elder Daughter Niva Deb Barman vide Gift Deed No-350 of 1987 registered at A.D.S.R. Chandannagar, Hooghly. Niva Deb Barman gifted her property to her only brother Dilip Kumar Ghosh vide gift

Deed No-1451 of 2003 registrar at A.D.S.R. Chandannagar, Hooghly. After that Dilip Kumar Ghosh Gifted his property to Three Sisters (1) Niva Deb barman (2) Nila Mitra (3) Kajal Ghosh vide Gift Deed No-530 of 2016, dated 11/03/2016 registered at A.D.S.R. Chandannagar, Hooghly.

**AND WHEREAS** in regard to the rest 0.060 Acre absolute owner Smt Usha Rani Ghosh Died intestate on 29/05/2011 living behind Three Daughters (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh and one son Dilip Kumar Ghosh now the legal heirs are the absolute owners of the said property. Dilip Ghosh transfer his  $\frac{1}{4}$  undivided share of Land measuring 0.017 Acre vide Gift Deed No-867 of 2016 registered at D.S.R.II Hooghly to his Three Sisters (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh and another gift deed being no. 2508 of 2016 by which the said (1) Niva Deb barman (2) Nila Mitra (3) Kajal Ghosh gifted 0.007 acre of Bastu Land to the Kassinath Ghosh.

**AND WHEREAS (1) Niva Deb Barman (2) Nila Mitra (3) Kajal Ghosh (4) Kashinath Ghosh** became the joint owners of the schedule property according to the law of inheritance and the schedule property is correctly recorded in the record of the Champdani Municipality as well as in the record of the B.L. & L.R.O. and the owners/vendors are possessing the said property by khas as 16 annas owners by paying rent and taxes to the authority concerns.

**AND WHEREAS** the Land Owners considering the circumstances and for a sufficient fund they have decided to make construction of new multi-storied building on the Schedule "A" Property by appointing one reliable and experience Developer, may be settled by third party, who at their own cost and responsibility shall make / complete the construction work as per plan to be sanctioned by the Champdani Municipality.

**AND WHEREAS** considering the good-will and creditability of the Developer, the party of the First Part hereto, the Land Owners approached to the Developer for making construction of Multi-storied building over the Schedule "A" Property and the Developer considering the bonafied approach have agreed to accept of the proposal of the Land Owners and also has agreed to make construction of Multi-storied building over the Schedule "A" Property subject to condition

that one Registered Power of Attorney is to be executed confirming all power to the Developer / nominated person of the Developer and also agreed on the terms and conditions as mentioned below and both the parties accept the said terms and conditions and for avoid future litigations and complications the parties name above have agreed to execute the Joint Venture Agreement / memorandum of Agreement these present and the object of selling flats, shops to intending purchaser/ s.

- 1.4 **PREMISES** shall mean all the part and parcel of partly Bastu property total Land measuring 0.085 acre or 5 cottah 5 chhatak a little more or less consisting of described in the "Schedule- A" property written hereunder.
- 1.5 **NEW BUILDING** shall mean and include the proposed multi-storied building to be constructed over the "Schedule- A" Property as per the sanction plan by the concerned authority.
- 1.6 **COMMON FACILITIES AND AMENITIES** shall include Corridors, Stairways, Passage ways, Safety Tanks, Common Bathroom, Deep Tube- well, Overhead Water Tank, Water Pump and Motor, Entrance & Exits, Lifts, Rain water pipes and other facilities which may be decided by the Developer and required for the establishment location, enjoyment of provisions, maintenance and/or management of the new building and amenities like sanitary water connection, electric connection which will be in common with the other Co-owners of flats/shops of the said premises.
- 1.7 **SALEABLE SPACE** shall mean the space in the new building available for independent use and occupation with due provisions for common facilities and amenities and the space required therefore.
- 1.8 **LANDOWNERS ALLOCATIONS** (24% of total constructed area along with the undivided proportionate share of land, common facilities and amenities as defined in Clause 1.6 together with stairs and lifts falling within such 24% of total constructed areas per sanction plan) to be sanctioned by the concerned authority, divided among all floors of the building, all sides/corners of the floors, and all the buildings of the premises, of the proposed new buildings, to be constructed over the "Schedule- A" Property with all common facilities and amenities, more specifically mentioned in the "Schedule -B" below. Which in specific shall be the entire consideration, and 24% constructed area of the

total sanction plan, excluding the 76% of the Developer's allocation. Be it mentioned that once the plan is sanctioned and before starting the construction work both the Landowners and the Developer will sign another Memorandum of Understanding mentioning their respective area, floor and position of the flats. To be précised the specific area of the Landowner portion and the Developer portion shall be demarcated at 24% of Landowners Area and 76% Developers Area and such document / MOU shall form part and parcel of this agreement. The Developer has all ready paid adjustable advance of Rupees Eight lacs to the Landowners at the time of previous Development Agreement being no. 2031 dated 23/08/2018 which has been rescind subsequently for a dispute regarding the measurement of land.

- 1.9 **DEVELOPER'S ALLOCATION** shall mean rest 76% of the total constructed area to be constructed as per the sanction plan by the concerned authority over the "Schedule - A" property, along with undivided proportionate share of the land and with all common areas and facilities excluding the Landowner's allocation of 24 %.
- 1.10 **THE ARCHITECT** shall mean such person as may be appointed by the Developer who shall be in charge of the plan including floor plan, structural plan, soil testing and supervision of the entire project as per the sanction plan by the concerned authority of the proposed building to be constructed over the "Schedule - A" property, at the cost of the Developer.
- 1.11 **BUILDING PLAN** shall mean such plan for construction of the proposed new multistoried building to be sanctioned by the concerned authority in the name of the Landowners and at the cost of the Developer.
- 1.12 **ADVOCATE** shall mean the Advocate who shall be entitled to do all legal works/Agreement/Deed of Project herein on behalf of the Landowners and Developer to be appointed exclusively by the Developer, at the cost of the Developer.

- 1.13 **TRANSFER** with the grammatical variation shall include transfer by possession and by any other means adopted affecting what is understood as transfer of the allocated units in the said new building to the intending purchasers.
- 1.14 **TRANSFeree** shall mean a person or persons, firm or association to whom any space in the new building may be transferred by virtue of these presents.
- 1.15 The words importing singular shall include plural and vice versa.

### ARTICLE- II: COMMENCEMENT

This Development Agreement shall deem to have been commenced from this of 5<sup>th</sup> Day of December, 2019.

### ARTICLE-III: OWNERS RIGHT AND REPRESENTATION

- 3.1 THAT the Landowners are absolutely seized and possessed off or otherwise well and sufficiently entitled to all that the "Schedule - A" property hereunder and has agreed to hand over and deliver to the Developer the said "Schedule - A" property for the purpose of construction of Multistoried Building for residential and commercial purpose only.
- 3.2 THAT there is no excess vacant land in the said premises.
- 3.3 THAT there is no suit or proceedings regarding title or affecting the Title Deed in respect of the property or any part thereof and the Landowners admits that, from the respect, that the "Schedule - A" property is free from all encumbrances from every manner whatsoever.
- 3.4 THAT the Landowners has not entered into any Agreement for Sale, Development, Lease, Transfer or any arrangement with any other Person or Persons, for the development of the said premises, save and except these presents, in respect of the property described in the "Schedule - A" hereunder. The Landowners do hereby agrees that neither of them have done such act / acts which may lead the property unsuitable for the constructional work by the Developer in any manner whatsoever.
- 3.5 THAT the Developer is entering into this Development Agreement relying on the aforesaid representations and/or assurances made and/or contained on the part of the Landowners and acting on the



absolute trust and faith thereof which the Landowners agrees not to breach in any manner whatsoever till the completion of the project.

- 3.6 THAT if any legal rights/claim arises in respect to the said property regarding the ownership/rights of title in respect to the property other than the abovementioned owners, then the owners shall be liable to settle the matter in any manner whatsoever without hampering the progress of constructional work of the developer subject to order or directions from competent Court of Law.

**ARTICLE-IV: DEVELOPER'S RIGHT**

- 4.1 THAT the Landowners hereby grant, subject to what has been hereunder provided, exclusive license to the Developer to built upon and to develop commercially the said land and to construct the new multistoried building thereon in accordance with the plan to be sanctioned by the concerned authority with or without any amendment and/or modification thereto made or cause to be made by the Developer.
- 4.2 THAT all applications, other papers, plans and documents as may be required by the Developer, for the purpose of obtaining necessary plan sanction from the concerned authorities or from any government / non government authority, shall be prepared and submitted by the Developer, with the approval of and/or on behalf of the Landowners and in the name of the Landowners, at the costs and expenses of the Developer, who shall pay and bear all fees, penalties, charges and expenses including Architect's fees, charges and expenses to be paid or deposited for erection and construction of the new building, over the "Schedule - A" Property, PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds of any or all payments and/of all deposit made by the Developer. However if necessary, the owner shall sign and execute all necessary papers and documents required to obtain such sanction or refunds.
- 4.3 THAT nothing in this presents shall be construed as a demise or assignment or conveyance in law by the Landowners of the premises or any part thereof to the Developer or as treating of any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially develop the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter contained.

- 4.4 THAT the Developer shall be entitled to and is hereby authorized by the owner to commercially develop the said premises thereof for the purpose of development by erecting the new building thereon.
- 4.5 THAT the roof rights of the multistoried building shall be proportionately divided among all the flat owners including the landowners flat and shall be commonly used by all the flat owners.
- 4.6 THAT the Developer or his representative shall have every rights to access of each and every portion of the flats and building after completion of the building for inspection of the constructional work as when required from time to time and for that the Landowners shall raise no objection in any manner whatsoever.

#### **ARTICLE-V: SPACE ALLOCATION**

- 5.1 THAT within 36 months from the date of execution of this deed the Developer shall deliver the Landowner's allocated area as described in Clauses 1.8. herein above.
- 5.2 THAT the Landowner shall be entitled to transfer or otherwise shall deal with the Land owner's allocation in the new building, simultaneously, the Developer is also entitled to or otherwise shall deal with the Developer's allocated area as mentioned in Clause 1.9 hereinbefore in the new constructed building.
- 5.3 THAT the Developer shall be entitled to registrar or transfer or assign his allocated portion to any third party and the Developer shall be entitled to enter into Agreement for Sale in respect of his allocation and further shall be entitled to receive all advance and full consideration from the intending purchasers, of the said Developer's allocated area, as per this Development Agreement mentioned in Clause 1.9 and also shall execute the Deed Of Conveyances to the intending purchasers in respect to his allocation once the specific flats falling within the owners allocation and developers allocation are charted out. The Landowner shall not stand as vendors to such Deed of Transfer by the developer, for the transfer of the Developers share or allocation. The Developer shall stand on behalf of the vendors by the virtue of the Registered Power of Attorney.
- 5.4 THAT in future, for the necessary of all dealings by the Developer in respect to the construction of the proposed new building, shall be in the name of the Landowners, for the purpose of which the Landowners undertakes to deliver the Developer a Registered Power of Attorney, in

a form and manner as is reasonably required. It is been understood, however, that such dealing shall not in any manner fasten or create any financial liability upon the owner or effect right, title or interest of the Landowner's allocation in the new building over the "Schedule - A" property.

- 5.5 THAT the Land owners do hereby undertake as per demand of Developer, that the Developer shall execute the Deed of Conveyance or Conveyances or any other deed of like nature of transfer in favor of the intending purchasers or its nominee or nominees at the cost of the Developer or its nominee or nominees and the Landowners agree that the Developer shall represent the Landowners as their Constituted Attorney by the virtue of the Registered Power Of Attorney executed by the Landowners in respect of the transfer of the undivided proportionate share of the land underneath attributable to the Developer's allocation. Moreover, the Developer shall join as confirming party in the Deed of Conveyance or any Deed of Transfer, if the Landowner intends to sale or transfer his allocated portion to any Third Party. The Developer shall be entitled to sale his allocation by the virtue of the Power of Attorney to be conferred and executed by the Landowners in favor of the Developer.

#### **ARTICLE-VI: PROCEDURE**

- 6.1 THAT the Landowners shall grant to the Developer a Registered Power of Attorney along with sale right (only in respect of Developer's allocation) as may be required for the purpose of obtaining of sanction of building plan and all necessary permission and sanction from different authorities and for construction of the building and also for pursuing and follow of them after for the sanctioning of building plan with the concerned authority along with right to sale of the Developer's allocation to different intending purchaser.

#### **ARTICLE-VII: NEW BUILDING**

- 7.1 THAT after getting vacant possession of "Schedule - A" property and after sanction of multistoried building plan the Developer at his own cost and shall construct, erect and complete the new building over the "Schedule - A", property, in accordance with the building plan with good and standard materials and as per the specification mentioned in the Schedule - D written hereunder, including the portion of the Landowner's allocation.

- 7.3 THAT the Developer shall install, erect the said new building at his own cost as per specification mentioned in the "Schedule - D" of property hereunder such as pump, deep tube-well, overhead reservoir, electrification, permanent electric connection from C.E.S.C., staircase, lobbies, main entrance and exists, rain water pipes, septic tanks, outside plaster with color scheme and such other common works in respect of the Landowner's allocation in the new building.
- 7.4 THAT the Developer shall be authorized to apply for and obtain temporary / permanent connection of water, electricity in the new building for the purpose of construction or enjoyment of the building.
- 7.5 If any additional Floor are constructed in the building by way of amendment of sanctioned building plan, then the additional constructed area shall also be divided in the ratio of 24% and 76% respectively in favour of owner and developer.

**ARTICLE-VIII: COMMON FACILITIES**

- 8.1 THAT from the date of handing over of the Landowners allocation and thereafter the Developer will pay all rents and taxes of the said new building and the Landowners shall not be responsible or liable for the said taxes or rates in respect of the Developer's allocation.
- 8.2 THAT as soon as the building is completed and the Developer procures a Completion Certificate from the Municipality the Developer shall give written notices to the Landowners requesting to take possession of the Landowners allocation in the said building, as per the Terms and Conditions of this Development Agreement and since date of service of such notice and all times thereafter the Landowners shall be responsible for payments of Municipal taxes in respect of the Landowners allocation.
- 8.3 THAT as and from the date of service of the notice of possession, to the Landowners, in respect of his allocation, the Landowners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges for common facilities in the said building and such charges to include water, maintenance, repair and renovation of the common facilities of the building and/or all common wiring pipes, electrical, mechanical equipments, pump, motors and other electrical and installations appliances and equipments, staircases, corridors, roof, overhead water tanks, septic

tanks, sanitation and other common facilities whatsoever as may be mutually agreed from time to time. In case of failure of service charges or maintenance charges the Developer has right to suspend a common facilities till the entire due amount of maintenance charges is paid.

- 8.4 THAT if necessary in future for smoothly running the construction work, the Landowners and the Developers may amend this Development Agreement.

**ARTICLE-IX: COMMON RESTRICTION**

- 9.1 THAT neither the Developer nor the Landowner shall use or permit to use in the new multistoried building or any portion thereof for carrying of any obnoxious, illegal or immoral trade for activities and shall not use for any purpose which may cause any nuisance, hazards to the owner or the co-purchasers of the new building.
- 9.2 THAT the time of transferee in respect of the Developers allocation the Intending purchaser shall give a written undertaking to be bounded by the Terms and Conditions hereof and to duly and promptly pay all and whatsoever shall be payable in relation to the area to his possession.
- 9.3 THAT both the Landowners and Developer shall abide by all laws, by-laws, rules and regulations of the Govt., local body as the case maybe.
- 9.4 THAT in the respective allocation all the Landowners, they shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the new building in good working condition and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers in the new building indemnified from and against the consequence of any-breach.
- 9.5 THAT no goods or other items shall be kept by the occupiers for display or otherwise in the corridor of other places of common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridor and other places of common use in the new building and in the case of any hindrance is caused the Developer shall be entitled to remove the same at the risk and cost of the said apartment Owner.
- 9.6 THAT neither party or the occupiers shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to thrown or

accumulated in or around the new building or in the compound corridors or any other portion or portions of the new building.

9.7 THAT both the parties do hereby agrees to communicate within themselves through letters duly registered by registered post with acknowledgements or through letters with proper receipts.

9.8 **ARTICLE-X: TITLE DEEDS**

10.1 THAT the original papers in respect of the said premises shall be kept under the custody of the Developer against an issue of a proper receipt to the landowners, who shall hold the same till the completion of the entire project and shall produce the same for inspection to the Landowners or any person authorized by the Landowners who shall be entitled to take inspection of the same and Xerox copy of the said document shall be delivered.

**ARTICLE-XI : OWNERS INDEMNITY**

11.1 THAT the Landowner hereby undertake that the Developer shall be entitled to the Developers allocation and shall enjoy the allocated space without any interference and/or disturbances, provided the Developer performs and fulfills all the Terms and Conditions herein contained and/or on its part to be observed and performed.

**ARTICLE-XII : DEVELOPER'S INDEMNITY**

12.1 THAT the Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said new building.

12.2 THAT the Developer, hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

**ARTICLE-XIII : FORCE MASURE**

13.1 THAT the parties hereto shall not be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the continuation of the force

majeure. That force majeure shall mean flood, earthquake, riot war, storm, tempest, civil commotion, strikes and/or any act or commission not within by and the reasonable control of the Developer.

**ARTICLE-XIV : CONSIDERATION**

14. THAT the Developer will deliver to the Landowners, the allocation as stated in clause 1.8 herein above of this Development Agreement. Save and except the said Landowner's allocation as stated in clause 1.8, the Landowners shall not be entitled to claim any constructed area or any money from the Developer.

**ARTICLE-XV: ARBITRATION**

15. THAT in case of any dispute difference or question arising between the parties hereto regarding the construction or interpretation of any of the Terms and Conditions herein contained or touching these presents or determination of any liability shall be referred to the joint arbitration within the meaning of the Indian Arbitration and conciliation Act, 1996 or any statutory enactment or modification there under,

**ARTICLE-XVI: GENERAL**

- 16.1. THAT the Landowners and the Developers have entered into this agreement purely on a contract and nothing contained herein shall be deemed to construe as Partnership between the Landowner and the Developer.
- 16.2. THAT the Landowners hereby agrees and covenants with the Developer not to do any act or deed or thing whereby, that the Developer may be prevented from selling/assigning and/or disposing his respective share of constructed built-up areas over the "Schedule - A" of property.
- 16.3 THAT it is hereby settled and agreed that the Developer shall be entitled to take and/or receive financial aids from the financial institution of Government or bank or Private Sector or from any Private Limited Company for the purpose of construction of the entire building by the way of house building loans from the intending purchasers by keeping Developer's allocation as mortgage without creating any financial or any liability to the Landowner, to which the Landowner including his heirs and successors has full consent and shall not raise any objection thereto but the Landowners and their

share/allocation in the said building shall remain indemnified and free and accordingly Landowners shall not be liable to this effect. If required the Landowners shall sign all papers, Forms, Declarations for approval of the said loan or the Developer can do so as his constituted attorney provided that the developer may exercise the option of obtaining loan against mortgage as specified herein only after the flats falling within Owner's allocation and Developers allocation are charted out and agreeable to both parties after sanctioned building plan is obtained.

16.4 THAT the Developer shall deliver the Landowners allocation completed in all respect, to the Landowners within the stipulated period as mentioned herein above. In case of failure on the part of the Developers to deliver the owners allocation to the Landowners, within the time as stated aforesaid, for non-completion of the construction work, in that event if any further time is to be required, the Developer shall request the Landowners for extension of time, in that event the Landowners and Developer shall decide mutually and shall extend further time for completion of the construction work at a maximum of 6 months.

16.5 THAT the landowners shall deliver the vacant possession of the land in all respect whatsoever to the Developer within 7 days from the date of plan sanction from the concerned authority and all salvage or debris, which will be obtained from the building after demolition, shall be the exclusive property of the Developer.

16.6 THAT saves and except the aforesaid flats as mentioned in clause 1.8 herein above of the proposed building the Landowners shall not be entitled to claim anything of the new building from the Developer.

16.7 THAT the Landowners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said building and shall render all co-operation and assistance to the Developer as may be required from time to time for the purpose of construction and completion of the said building on "Schedule - A" of property including transfer of Developer's allocation or any part or portion thereof to the intending purchasers.



16.8 That the entire premises is demarcated by 6 Ft high boundary wall.

**ARTICLE-XVII: TENANT/RENTS**

THAT there is no tenant in the said premises. The Developer shall not provide an alternative accommodation to the Landowners from the date of vacating the property till the delivery of the completed flats of the Owner's allocation.

**SCHEDULE-A ABOVE REFERRED TO**  
**WHOLE PROPERTY**

**ALL THAT** piece and parcel of the demarcated 0.085 decimal equivalent to 5 cottah 5chattack **Bastu land** situated at Mouza -Gourhati -Champdani, J.L. No. 21, comprised in R.S. Dag No. 287, R.S. Khatian No. 2560, 2561, 2562 corresponding to L.R. Dag No 454, L.R. Khatian No. 9427, 9428, 9430, 9754, 9755, 9756 & 10009 within the local limits of Champdany Municipality, Ward No-22, Holding No. 1, at 2 No. Bangasree Pally Moahallah, P.O. - Angus, P.S Bhadreswar, Dist. Hooghly, Pin -712221 in the state of west Bengal.

**BUTTED AND BOUNDED BY:**

On the North : Property of Srinivas Saha.  
On the South : Property of Kashinath Ghosh.  
On the East : Property under R.S. Dag 288.  
On the West : 12 ft wide Municipal Road.

**SCHEDULE-B ABOVE REFERRED TO**  
**LAND OWNER'S ALLOCATION**

WITHIN "A" Schedule Property the Developer have agreed to provide/ allocated **24%** of total constructed area more or less as per sanctioned plan on the proposed building consisting of flats, shops room, Car Parking Space etc. The LAND OWNERS shall get an area of **24% (Twenty Four Present)** of the actual construction area inclusive of flats, shop room, Car parking space etc of the Proposed Building in a state of full finished condition in accordance with the specification and Schedule as mentioned in the **Schedule "D"** hereons of both the in below.

**"C" SCHEDULE DEVELOPER'S ALLOCATION**

WITHIN "A" Schedule land the Developer shall get remaining or balance **76%** an area of the actual construction area inclusive of flats, shop room, Car

Parking Spaces etc. together with proportionate share of land underneath of "A" Schedule and all right of common space and all other thing made common.

**SCHEDULE - D (Specification of Flat & Construction)**

1. **SUPER STRUCTURE:**

Building design on R.C.C. frame and foundation on R.C.C. structures. Main wall minimum 10" thick and partition wall minimum 5" thick.

2. **FLOORING:**

All flooring inside the flat of Owner's allocation will be finished with Ceramic Tiles along with 6" skirting.

3. **BATHROOMS:**

Bathrooms will be provided Glazed tiles upto 6' height from the floor level. Flooring with ceramic tiles. With one greaser point, One toilet shall have half loft on top.

4. **SANITARY WIRE:**

One Indian Commode and one washbasin in each flat

5. **PLUMBING.**

All concealed pipelines with G.I.&P.V.C. Pipe.

6. **WINDOWS.**

Made of Aluminum Shutter filled with glass with iron grill fence.

7. **DOORS:**

Frame will be made of Metal & Wood and Commercial Designed Flush Door.

8. **INTERNAL WALLS**

All walls will be plastered by cement and Putty finish.

9. **ELECTRIFICATION**

All flats will be provided with as per need electric points with concealed wiring.

10. **KITCHEN**

All kitchens will be provided with Granite stone cooking slab and 3 Ft high glazed tiles over the slab, 1 Nos Steel Sink, flooring ceramic tiles, one water purifier point.

**IN WITNESS WHEREOF** the parties have here unto set and subscribe their hands and seals on the day month and year first above written at Chinsurah Court.

**WITNESSES :-**

1. *Sujoy Das*  
*Chandakata Bhadreswar*

2. *Johnny Basua*  
*Santy Pally Bhadreswar*

1. *Nibha Debbarman*

2. *Nila Mitea*

3. *Kajal Ghosh*

4. *Rashmita Ghosh*

**SIGNATURE OF THE OWNERS**

*Sandip Das*  
**SIGNATURE OF DEVELOPER**

Drafted by me,

(as directed by the Executant)

*Someswar Das*  
**(Someswar Das)**

Advocate

Judges' Court, Hooghly  
& Chandannagore Court  
Regd. No - F-997/2007.

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

GRN: 192019200106501681

GRN Date: 05/12/2019 12:51:33

BRN : IK0AIUZQM0

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 05/12/2019 12:52:32

DEPOSITOR'S DETAILS

Id No. : 06021000252128/10/2019

[Query No./Query Year]

Name : SANDIP DEY

Contact No. :

E-mail :

Address :

Applicant Name :

Office Name :

Office Address :

Status of Depositor :

Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 10

Mobile No. : +91 9231922440

LICHUBAGAN BHADRESWAR HOOGHLY

Mr Someswar Das

Office Address :

Status of Depositor :

Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	06021000252128/10/2019	Property Registration- Stamp duty	0030-02-103-003-02	4020
2	06021000252128/10/2019	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

4073

In Words : Rupees Four Thousand Seventy Three only

## Major Information of the Deed



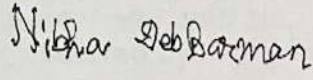
Deed No :	I-0602-02218/2019	Date of Registration	05/12/2019
Query No / Year	0602-1000252128/2019	Office where deed is registered	
Query Date	02/12/2019 4:25:29 PM	D.S.R. - II HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Someswar Das Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9231922440, 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. 1/-	Rs. 19,76,254/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (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)		



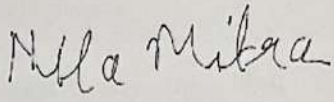


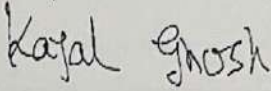


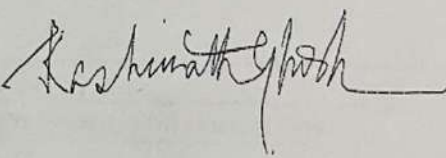
### Land Details :

District: Hooghly, P.S:- Bhadreswar, Municipality: CHAMPDANY, Road: Bangashree Pally, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Gourhati-chanpdani, , Ward No: 22, Holding No:1 JI No: 221, Pin Code : 712221

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-454	LR-9427	Bastu	Bastu	5 Katha 5 Chatak	1/-	19,76,254/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.7656Dec</b>	<b>1 /-</b>	<b>19,76,254 /-</b>	

### Land Lord Details :



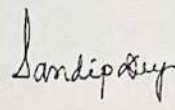
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Niva Deb Barman</b> Wife of Dr Manash Deb Barman Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office	 05/12/2019	 LTI 05/12/2019	 05/12/2019
Krishnanagar, P.O:- Agartala, P.S:- AGARTALA WEST, District:-West Tripura, Tripura, India, PIN - 799001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWCPD9945M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office				

2	Name	Photo	Finger Print	Signature
<b>Smt Nila Mitra</b> Wife of Shri Dilip Kumar Mitra Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office	 05/12/2019	 LTI 05/12/2019	 05/12/2019	
Uttar Khallor, P.O:- Bagnan, P.S:- Bagnan, District:-Howrah, West Bengal, India, PIN - 711303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJCPM6298K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
<b>Smt Kajal Ghosh (Presentant)</b> Wife of Shri Kashinath Ghosh Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office	 05/12/2019	 LTI 05/12/2019	 05/12/2019	
1 No. Bangasri Pally, P.O:- Angus, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712221 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQPGG2319M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office				
4	Name	Photo	Finger Print	Signature
<b>Shri Kashinath Ghosh</b> Son of Late Sailendranath Ghosh Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office	 05/12/2019	 LTI 05/12/2019	 05/12/2019	
1 No. Bangasri Pally, P.O:- Angus, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712221 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPG0119N, Aadhaar No: 44xxxxxxx2501, Status :Individual, Executed by: Self, Date of Execution: 05/12/2019 , Admitted by: Self, Date of Admission: 05/12/2019 ,Place : Office				

**Developer Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<b>Deys Enterprise</b> 561, Lichubagan, P.O:- Bhadreswar, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712124 , PAN No.:: AKIPD7281D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Sandip Dey</b> Son of Late Dr Khagendra Nath Dey Date of Execution - 05/12/2019, , Admitted by: Self, Date of Admission: 05/12/2019, Place of Admission of Execution: Office	<b>Photo</b>  Dec 5 2019 3:22PM	<b>Finger Print</b>  LTI 05/12/2019	<b>Signature</b>  05/12/2019
561, Lichubagan, P.O:- Bhadreswar, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKIPD7281D, Aadhaar No: 46xxxxxxx0726 Status : Representative, Representative of : Deys Enterprise (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Someswar Das</b> Son of Late P Das Chinsurah Court, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101	 05/12/2019	 05/12/2019	 05/12/2019
Identifier Of Smt Niva Deb Barman, Smt Nila Mitra, Smt Kajal Ghosh, Shri Kashinath Ghosh, Shri Sandip Dey			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Niva Deb Barman	Deys Enterprise-2.19141 Dec
2	Smt Nila Mitra	Deys Enterprise-2.19141 Dec
3	Smt Kajal Ghosh	Deys Enterprise-2.19141 Dec
4	Shri Kashinath Ghosh	Deys Enterprise-2.19141 Dec

# Land Details as per Land Record

District: Hooghly, P.S:- Bhadreswar, Municipality: CHAMPDANY, Road: Bangashree Pally, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Gourhati-chanpdani, , Ward No: 22, Holding No:1 JI No: 221, Pin Code : 712221

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 454, LR Khatian No:- 9427	Owner:নীলা মিত্র, Gurdian:দিলীপ কুমা মিত্র, Address:নিজ , Classification:বাস্ত, Area:0.01900000 Acre,	Smt Nila Mitra

Endorsement For Deed Number : I - 060202218 / 2019

On 02-12-2019

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 19,76,254/-



Anadi Biswas  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOOGHLY  
Hooghly, West Bengal

On 05-12-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 05-12-2019, at the Office of the D.S.R. - II HOOGHLY by Smt Kajal Ghosh , one of the Executants.

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

Execution is admitted on 05/12/2019 by 1. Smt Niva Deb Barman, Wife of Dr Manash Deb Barman, Krishnanagar, P.O: Agartala, Thana: AGARTALA WEST, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by Profession House wife, 2. Smt Nila Mitra, Wife of Shri Dilip Kumar Mitra, Uttar Khallor, P.O: Bagnan, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession House wife, 3. Smt Kajal Ghosh, Wife of Shri Kashinath Ghosh, 1 No. Bangasri Pally, P.O: Angus, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712221, by caste Hindu, by Profession House wife, 4. Shri Kashinath Ghosh, Son of Late Sailendranath Ghosh, 1 No. Bangasri Pally, P.O: Angus, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712221, by caste Hindu, by Profession Business

Indetified by Mr Someswar Das, , , Son of Late P Das, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-12-2019 by Shri Sandip Dey, Proprietor, Deys Enterprise, 561, Lichubagan, P.O:- Bhadreswar, P.S:- Bhadreswar, District:-Hooghly, West Bengal, India, PIN - 712124

Indetified by Mr Someswar Das, , , Son of Late P Das, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Advocate



### 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 05/12/2019 12:52PM with Govt. Ref. No: 192019200106501681 on 05-12-2019, Amount Rs: 53/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AIUZQM0 on 05-12-2019, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 997712, Amount: Rs.1,000/-, Date of Purchase: 04/12/2019, Vendor name: R N Bhattacharjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/12/2019 12:52PM with Govt. Ref. No: 192019200106501681 on 05-12-2019, Amount Rs: 4,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AIUZQM0 on 05-12-2019, Head of Account 0030-02-103-003-02



**Anadi Biswas**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOOGHLY**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I

Volume number 0602-2019, Page from 57803 to 57844  
being No 060202218 for the year 2019.




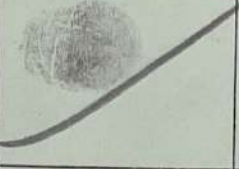







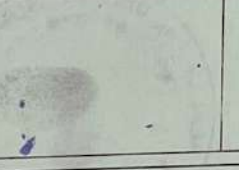
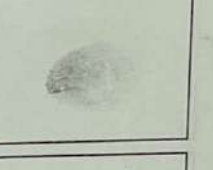
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Date: 2019.12.06 16:35:26 +05:30  
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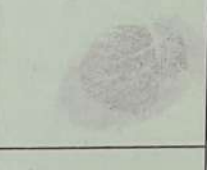



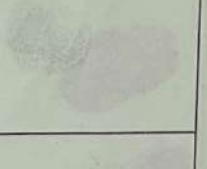

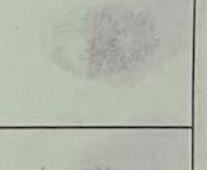

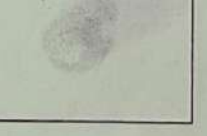
(Anadi Biswas) 2019/12/06 04:35:26 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOOGHLY  
West Bengal.

(This document is digitally signed.)


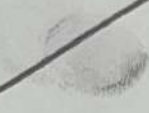








# দুই হাতের আঙ্গুল-এর ছাপ (টিপ)











বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <p>Nibha Deb Barman</p>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
<p>Nibha Deb Barman</p> <p>স্বাক্ষর</p>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <p>Nila Mitra</p>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
<p>Nila Mitra</p> <p>স্বাক্ষর</p>		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	











দুই হাতের আঙ্গুল-এর ছাপ (টিপ)  
বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা






	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Kajal Ghosh স্বাক্ষর		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Kashinath Ghosh স্বাক্ষর		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

# দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	 Sandip Dey		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
Sandip Dey স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	ফটো		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী
		(২) তর্জনী	(২) তর্জনী	
স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	