

Handwritten signature or initials in the top left corner.

Handwritten text: "Jyoti Chaturvedi"

Handwritten text: "M/s. Kajal Samaddar"

M/S. KAJAL SAMADDAR
Handwritten signature
Proprietor

purpose of hand over possession of owners allocation then the Land Owner will agree to provide twelve month elegance period after completion of said thirty six months.

2) **LIQUIDATED DAMAGES AND PENALTY:-**

1) The parties hereto shall not be considered liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions i.e. flood , earthquake , riots , war , storm, tempest civil commence strike and/or any other act or commission beyond the control of the parties hereto.

2) In the event of the Land Owners committing breach of any of the terms or conditions herein contained or delaying in delivery of possession the said premises as hereinbefore stated the Developer shall be entitled to payments of and the Land Owners shall be liable to pay such losses and compensation as shall be determined by the Arbitrators so appointed provided however if such delay continue for a period of 1 (one) month then in that event in addition to any other right which the Developer may have against the Land Owners, the Developer shall be entitled to sue the Land Owners for specific performance of this agreement/contract or to rescind this agreement and claim refund of all the moneys paid and/or incurred by the Developer and such losses and damages which the Developer may suffer.

M/S. KAJAL SAMADDAR
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Proprietor

12/12/2020

Jaydeep Chatterjee
Contract and Construction

M/S. KAJAL SAMADDAR
Kajal Samaddar
Proprietor

3) In the event the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the Land Owners or Land Owner' agents , servants , representatives or any person claiming any right under the Land Owners then and in that case the Developer shall have the right to claim refund of all sums paid by the Developer to the Land Owners in the meantime together with interest at the prevailing Bank rate per annum and shall also be entitled to claim damage and losses which the Developer may suffer but the Developer's right to sue for specific performance of this contract/agreement shall remain unaffected.

4) **ARBITRATION :-**

In case of any dispute between the parties hereto will regard to the development of the said premises or with regard to the interpretation of any clause of this agreement or in the event of any other disputes of any nature whatsoever or howsoever arising out of or in connection with this agreement and/or the development of the premises. The party raising the disputes shall serve a notice on the other party by Registered post with A/D at the address herein before mentioned giving details of the disputes raised , within 15 (fifteen) days of the receipt of the said notice, the parties shall try and settle the dispute amicably in a joint meeting. In the event the dispute is

M/S. KAJAL SAMADDAR
Kajal Samaddar
Proprietor

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Joydeep Chatterjee.

Chowdhury Omkar Chatterjee

M/S. KAJAL SAMADDAR

Handwritten signature of Kajal Samaddar

Proprietor

not/cannot resolved as such meeting or such extended time as may be agreed upon in writing either party may then refer the dispute to arbitration under the provisions of Arbitration & Conciliation Act 1996 (The Act) or any amendment thereof. The said dispute shall be adjudicated by reference to the arbitration of two independent Arbitrators , one to be appointed by each party who shall jointly appoint and umpire at the commencement of the reference.

5:- OWNERS ALLOCATION:- one garage

SCHEDULE OF THE PROPERTY

All that piece and parcel of land measuring 1 cottah 5 chittaks 5 sq.ft., in C.S. Dag No. 880, appertaining to R.S. Dag No. 6634 in Praja Khatian No. 724 under Jama Khatian No. 721, appertaining to R.S. Khatian No. 292, recorded in Modified Khatian No. 191 and New Khatian No. 6575 (modified) being holding No. 18(6), Vivekananda Road in Ward No. 12, under the jurisdiction of Barrackpore Municipality, District- North 24-Parganas, Kolkata-700123, which is butted and bounded as follows:-

On the North: 14' wide Municipal Road.

On the South: H/O. Late Shibdas Chatterjee.

On the East: H/O. Maharani Maity.

On the West: H/o. Jadulal Das.

M/S. KAJAL SAMADDAR

Handwritten signature of Kajal Samaddar

Proprietor

Handwritten Bengali text on the left margin.

Handwritten Bengali text on the left margin.

[Handwritten signature]
- Jaydeep Chatterjee.

- Ananya Chatterjee

M/S. KAJAL SAMADDAR
[Handwritten signature]
Proprietor

IN WITNESS WHEREOF the parties herein have signed on this agreement the day, month, year first above written in presence of following witnesses:-

WITNESS:

- 1. Japas Pal.
3A, Gokuldham,
3(2) Pasik Pal Road.
Talponkur, Barrackpore.
KOL-123.

- 2. Anan Ali
Titagarh
KOL-700119

- 1. *[Handwritten signature]*
- 2. Jaydeep Chatterjee.
- 3. Ananya Chatterjee

Signature of the Land Owners

M/S. KAJAL SAMADDAR
[Handwritten signature]
Proprietor

Signature of the Developer

Drafted on per
instruction of the
executors
Simpur Saha
Advl
5/7/1985

M/S. KAJAL SAMADDAR
[Handwritten signature]
Proprietor

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE



Photo of the presentant should be pasted in the front page of the document

(1) Name : KABITA CHATTERJEE Status - Presentant

কবিতা চট্টোপাধ্যায়

বাম হাতের আঙ্গুলের ছাপ LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ RIGHT HAND FINGER PRINTS

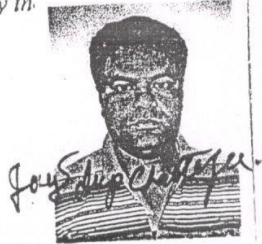
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the

কবিতা চট্টোপাধ্যায়

Signature of the Presentant

(2) Name : JOYDEEP CHATTERJEE



Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

বাম হাতের আঙ্গুলের ছাপ LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

Joydeep Chatterjee

Signature of the Presentant

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

M/S. KAJAL SAMADDAR

Kajal Samaddar
Proprietor

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE



Photo of the presentant should be pasted in the front page of the document

(1) Name : CHANDRACHUR CHATTERJEE Status - Presentant

বাম হাতের আঙ্গুলের ছাপ LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Chandrachur Chatterjee

Signature of the Presentant

(2)

Name : KAJAL SAMADDAR

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)



বাম হাতের আঙ্গুলের ছাপ LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Name : M/S. KAJAL SAMADDAR

Kajal Samaddar
Signature of the Presentant

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

M/S. KAJAL SAMADDAR

Kajal Samaddar
Proprietor

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

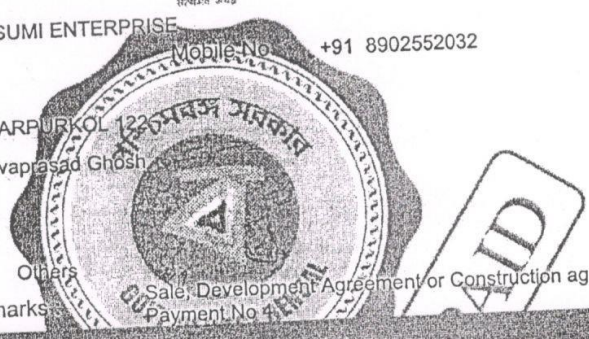
BRN: 19-201819-031106934-1
 GRN Date: 29/11/2018 12:25:55
 BRN: CKH8306259

Payment Mode: Online Payment
 Bank: State Bank of India
 BRN Date: 29/11/2018 12:26:34

DEPOSITOR'S DETAILS

Id No. : 15051000300341/4/2018
[Query No./Query Year]

Name : MOUSUMI ENTERPRISE
 Contact No. :
 E-mail :
 Address : JAFFARPURKOL 122
 Applicant Name : Mr Sivaprasad Ghosh
 Office Name :
 Office Address :
 Status of Depositor : Others
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
 Payment No 4



PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount
1	15051000300341/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	4020
2	15051000300341/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4041

In Words : Rupees Four Thousand Forty One only

M/S. KAJAL SAMADDAN

Kajal Samaddan
 Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KASITA CHATTERJEE

SUNIL CHATTERJEE

01/01/1951
Permanent Account Number
AZRPC9536D

कासिता चटर्जी
Signature



कासिता चटर्जी

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



तालिकातुक्ति नम्बर/Enrolment No.: 1111/34586/19028

Kabita Chatterjee (कविता चाटार्जी)

तथ्य

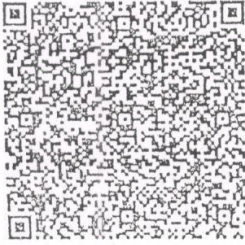
6, VIVEKANANDA ROAD, TALPUKUR, Barrackpore
(m), North 24 Parganas,
West Bengal - 700123

- आधार परिचय प्रमाण, नागरिकत्व प्रमाण नय
- परिचय प्रमाण अनलाइन अथेन्टिकेशन द्वारा लाभ करुन
- एटा एक इलेक्ट्रनिक प्रक्रिया तैरी भत

आधार संख्या/ Your Aadhaar No.:

INFORMATION

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आमार आधार, आमार परिचय



1947



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Signature Not Verified

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Date: 2016.02.27 11:45:23 IST

- सारा देशे मान्य
- आधार के लिये आपका एकबारही तालिकातुक्ति करुन आवश्यकता आछे।
- अनुग्रह करे आपका वर्तमान मोबाइल नम्बर एवं ई-मेल ठिकाना पञ्जीकृत करुन। एते उबिधाते आपका विभिन्न सुविधा पावना संजु होवे।

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UNIQUE IDENTIFICATION AUTHORITY OF INDIA



कविता चाटार्जी
Kabita Chatterjee
जन्मतिथि/ DOB: 01/01/1951
महिला / FEMALE



ठिकाना:

6, विवेकानन्द रोड,
तालपुकुर, ब्यारकपुर (एम),
उत्तर २४ परगना,
दक्षिण बंग - 700123

Address :-

6, VIVEKANANDA ROAD,
TALPUKUR, Barrackpore (m), North
24 Parganas,
West Bengal - 700123

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आमार आधार, आमार परिचय

MERA AADHAAR, MERI PEHACHAN