

residing at Vivekananda Road, Babuganj, Tamlipara, P.S. Chinsurah, P.O. & Dist. Hooghly, Pin. 712103, 10) KAEYANI PURKAIT, Wife of Late Kailashpati Purkait, by cast-Hindu, by profession- House Wife, residing at Vivekananda Road, Babuganj, Tamlipara, P.S. Chinsurah, P.O. & Dist. Hooghly, Pin. 712103, 11) SRI SURAJIT PURKAIT, Son of Late Kailash Pati Purkait, by cast- Hindu, by profession- Ex- Serviceman, residing at Samabaynagar, near 3 no. gate, P.S. Chinsurah, P.O. & Dist. Hooghly, Pin. 712103, 12) RITA MALLICK, Daughter of Late Kailash Pati Purkait, Wife of Uday Mallick, by cast Hindu, by profession- House Wife, residing at Ganguly Para, Shyamnagore Station Road, P.O. & P.S. Jagaddal, Dist. North - 24 Parganas, 11, Pin. 743127, 13 ABHLIIT PURKAIT, Son of Late Kailash Pan Purkait, by cast- Hindu, by profession- Serviceman, residing at Kodalia, P.O. Bandel, P.S. Chinsurah, Dist. Hooghly, Pin. 712123, 14) RITA PURKAIT, Wife of Late Umapati Purkait, Saucast-Hindu, by profession- House Wife, residing at Vivekananda Road, Babuganj, Tamlipara, P.S. Chinsurah, P.O. & Dist. Hooghly, Pin. 712103, 15) SMRITI PURKAIT, Daughter of Late Lalit Mohan Purkait, by cast- Hindu, by profession- Others, residing at Vivekananda Road, Babuganj, Tamlipara, P.S. Chinsurah, P.O. & Dist. Hooghly, Pin. 712103, 16) SIKHA MITRA (PAN No. CIIPM0069F), Daughter of Late Lalit Mohan Purkait, by cast-Hindu, by profession- House Wife, residing at Vivekananda Road, Babuganj, Tamlipara, P.S. Chinsurah, P.O. & Dist. Hooghly, Pin. 712103, 17) NITA MALLICK, Daughter of Late Kailashpati Purkait, Wife of Late Subir Mallick, by cast-Hindu, by profession-House Wife, residing at Vivekananda Road, Babuganj, Tamlipara, P.S. Chinsurah, P.O. & Dist. Hooghly, Pin. 712103 hereinafter called the "OWNERS" (which expression shall unless excluded Contd....p/4

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AND

WHEREAS during the pendency of the Title Suit No. 107 of 1970 the above named Kailsh pati Purkait died leaving behind the heirs of Sl.

No. 10,11,12,13 and 17 the First part.

AND

WHEREAS during the pendency of the Title Suit No. 107/1970 the above named jagatpati Purkait died leaving behind the heirs of Sl. No. 6 to 9 of the First part.

AND

WHEREAS Jadupati Purkait died in the year 2000 and thus his heirs being Sl. No. 2 and 5 of the First Part become the owners of the property jointly along with others described in the schedule hereunder.

WHEREAS presently the owners of the First part being desirous and declared to make construction of proposed new building over the said property through the Promoter/ Developer and the party of the Second Part approached the owners of the First part to do the same on joint venture basis.

WHEREAS on the basis of such approach by the developer (2nd part who is experienced in developing) to the owner and after discussion between themselves, the Developer (2nd part) have agreed to develop * the properties described in the schedule herein above more fully described in the schedule to the agreement at his own cost and responsibilities on the terms and condition made herein under.

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NOW THIS AGREEMENT WITNESSES AND IT HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

ARTICLE - I:

In this agreement the following terms, rules which is contrary to the context mean and include as follows:

1/1) PROPERTY

Shall mean all the properties which have mentioned in the schedule described in schedule of the Agreement.

1/2) OWNERS:

Shall mean person mentioned in the First Part of the agreement including their heirs, executors, administrators and assigns.

1/3) DEVELOPER:

Shall mean and include M/s. K.C. Das Real Estate being represented by proprietor Debasis Das including his heirs, executors and administrators and assigns. The building so constructed will be G+4 with Lift facility.

1/4) ARCHITECT:

Shall mean any person or persons or firm/firms who will be appointed or nominated by the Developer as Architect of the building.

1/5) OBLIGATION OF THE DEVELOPER:

That the developer will have the full right of developing and make construction as per his own choice and plan passed by the concerned Municipality.

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1/6)

The developer will have to allot flats to the owners as per following schedule.

a) The developer will give -

Flats with bath, kitchen, and privy separately within 2080 & 2132 sq.ft. Super built area @ 20%. On the 2nd, 3nd and 4th Floor as per choice of the Developer.

- b) That the developer will have to -
- The developer will give 3(three) flats on the fourth floors of them 2(two) bed rooms of 520 sq.ft. each with bath, 1/6(a) privy and kitchen and a single flat of the same area. Interior and finishing to be completed as per choice of the owner. Minus the area of the flat given to two shop . It is a keepers of the ground floor within the area of 2132 sq.ft.
 - The developer shall made all arrangement for preparing and submitting building plan for its sanction before the 1/6(b) Hooghly-Chinsurah i.e. authority appropriate Municipality with his own costs and responsibilities and the owners are bound to accord their signatures on the plan and other papers as and when asked for by the developer.
 - That the developer also have to give on the Third floor of 2 BHK room with Bath, Kitchen and dining space and 1/7) within 1040 sq.ft also 3(three) BHK room with Kitchen, 2 bathroom and dining on the second floor within the total area 1040 sq.ft. minus the space given to this shop keepers of this ground floor.

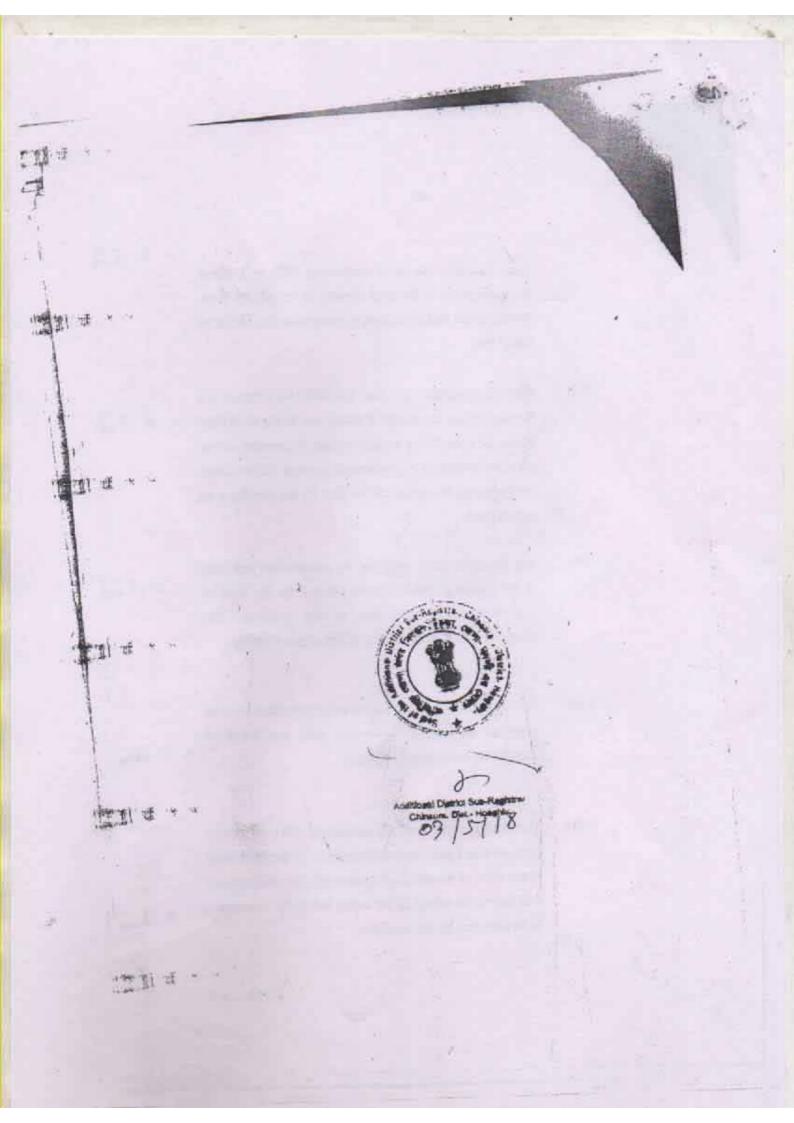
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These two flats will be of comprising 2080 sq.ft. minus the space given to the shop keepers of the ground floor. The flats will be Constructed at the option and choice of the 1* Part.

- 1/8) That the developer will bear Rs. 6,000.00 (Rupees Six thousand) only per month as house rent to the First Part/ 4 Fi 1 owner of their living to give vacant possession of the plots and building for development purpose till the owner are not given possession of the flats by the developer as agreed upon.
- The developer shall complete the construction activities of the building within 2(two) years from the date of obtaining vacant possession of the property. The materials of the constructions will be of good quality.
- 1/10) That the time of completion of the construction may be extended on mutual discussion with the Landlord considering the present situation.
- (Rupces One Lakhs) only to the owners of the First Party at the time of execution of agreement. The said amount will have to be refund by the owner before the possession to be delivered by the developer.

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TERMS AND CONDITIONS

- 1) The developer/Promoter shall have the full right for developing and making constructions over the property as per his own choice and plan passed by the concerned Municipality.
- 2) The developer shall have the right to appoint any person / persons, Firm/Firms as architect for his construction work.
- v 3) The owners shall execute a Power of Attorney to the Develo er/Promoter for Convenience for his constructions activities with full power to represent to owners before the Municipality, Courts Collect money from the intending buyers of the portion of the Developer as and when required.
- 4) The owners have no objection if the developer obtained bank Loan lent the ownership will not in any way be responsible for the aforesaid loan, it taken by the Developer and the Developer only will be fully liable for the aforesaid loan.
 - 5) The owners will help the Developer to get the aforesaid bank Loan, if required as and when asked for by the Developer.
 - 7) That the Building so constructed will be of G+4 Type with lift facility and no further expansion of the Building will be done.
 - 8) The construction of building shall have to be completed by the Developer within 2(Two) years from the date of passing Building Plan.
 - The owners shall get 2080 and 2130 sq. ft. of Super-built area of the construction on the Second, third and fourth floor of the building.

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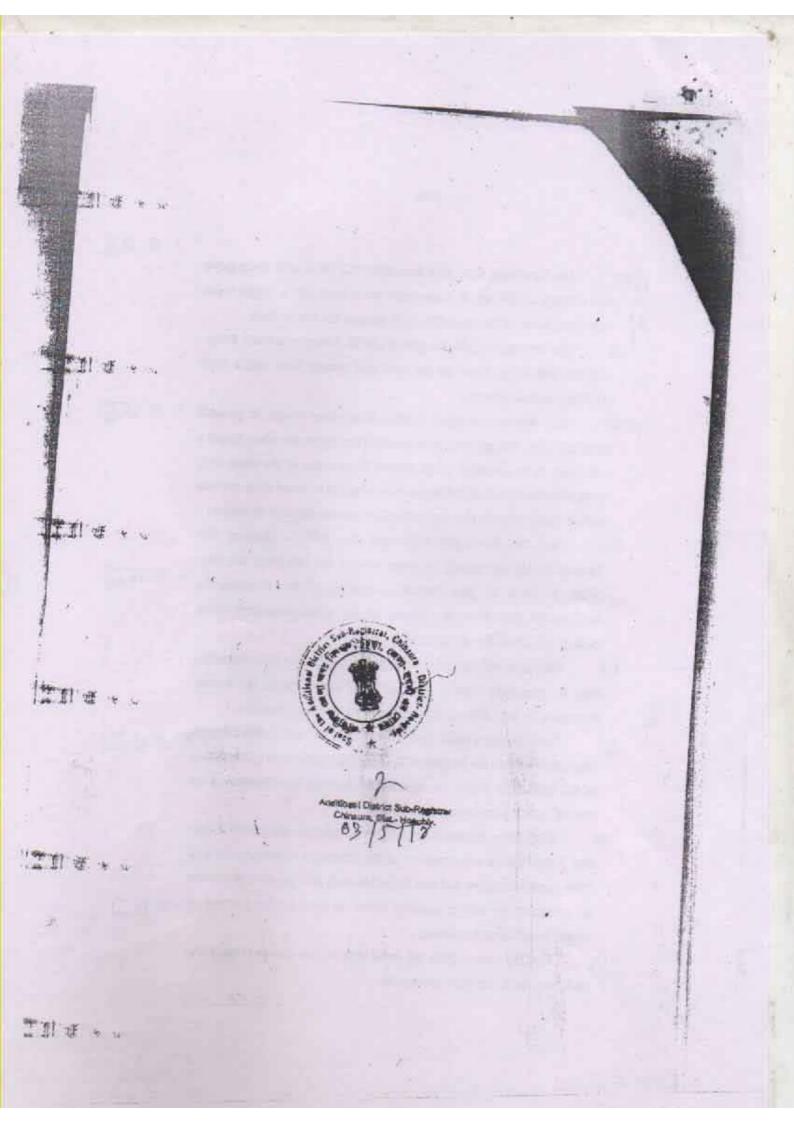
and kitchen of 520 sq. ft. super-built areas each and a single room with bath, privy of the same 520 sq. ft. area on the fourth floor.

11) The Developer shall also give a 2 BHK Room with Bath, Privy, Kitchen and dining space on the third and second floor within total 2132 sft. Super built area.

- existing in the holding also to be removed and those two shop keepers will have to be provided in the ground floor room of the same area each after renovation and this space to be given to those shop owners will be deducted from the total area of the owners share of allotment.
 - Thousand) only per month as house rent of the first party for their living in order to give vacant possession of the building for development purpose till the owners are not given possession of the Flats by the developer as agreed upon.
 - 14) The till completion of the construction activities of the building may be extending beyond the period of 2(two) years on mutual discussion by both the parties considering the present situation.
 - One Lakh) only to the owners of the First Part at the time of execution of the agreement which the owners will have to be refunded at the time of getting possession of the Flat.
 - that it shall be the responsibility of the developer to comply with all other legal formalities and that the owner will provide all and execute all documents as will be required under the laws for the purpose of the raising Multi-storied building.
 - 17) That the owners have the equal right to use common areas live stair, roof, wall, common passage etc.

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- The owner / owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the 18) property by the Developer.
- The Developer shall have the right to take assurance from the intending buyers of the portion of the flat barring the portion of the 19) flats of the owners.
- The Developer shall have to utilize building materials good 20) quality for the construction of the building.

Schedule of the Land

All that piece and parcel of land of L.R. Dag No. 1172 and 1173 comprising L.R. Khatian Nos. 5739, 5621, 5744, 5743, 5622, 5623, 5624, 5625, 5626, 5627, 5628; 5629, 5630, 5741, 5742, 5740 and 5631 totaling about 0.078 Acre Bastu, Sahasrangsha possessing jointly and a two storied very old dilapidated building under Hooghly-Chinsurah Municipality, Mouza- Hooghly, J.L. 19, ward no. 12, Mahalla - Tamlipara, Holding No. 195/171/151/2. * * 1 II

Signature of Witnesses

१) कथानि व विकास

1) Rathermer Bisms Sænkenmankhusigori 2) ZA 6010-

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3) umita Purkait

4) Shibabroota Purkait

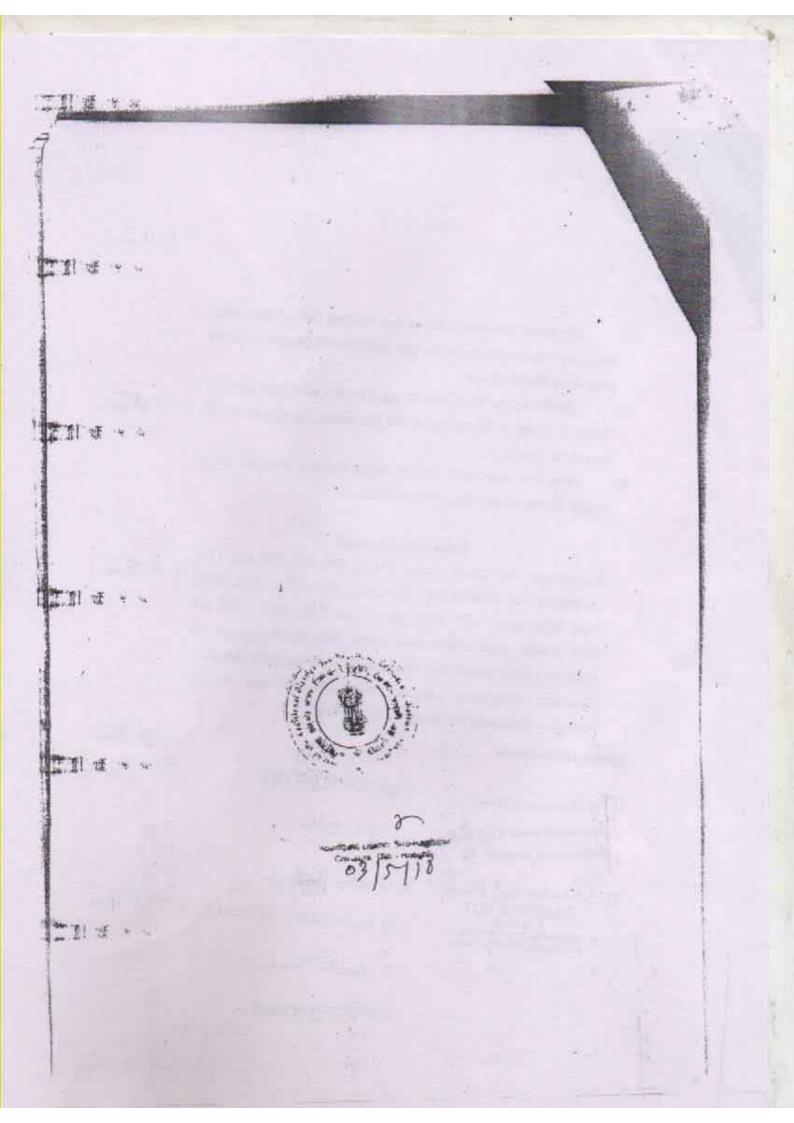
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- 5) Amita Purhailt
- () (काउत्ती व्यवकार)

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- A. B. III.



- 7) Manojit Por Kait.
- 8) Ninmalya Punkait.
- 9) Debajit Purkail-
- ्रिस्ट होट्र हिरावन (01
- 11) Sur Punt Surgist Person H
- 12) Rita Mallik
- 13) Abhlit Purkait
- 14) Pita Pur Kair
- 15) Smraitri Purkait " " # III
- 16) Silla Mitra
- 17) Nita Malliek

Signature of the First Part

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Prepared under my Supervision

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Signature of the Second Part

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Chinsurah Court, Hooghly

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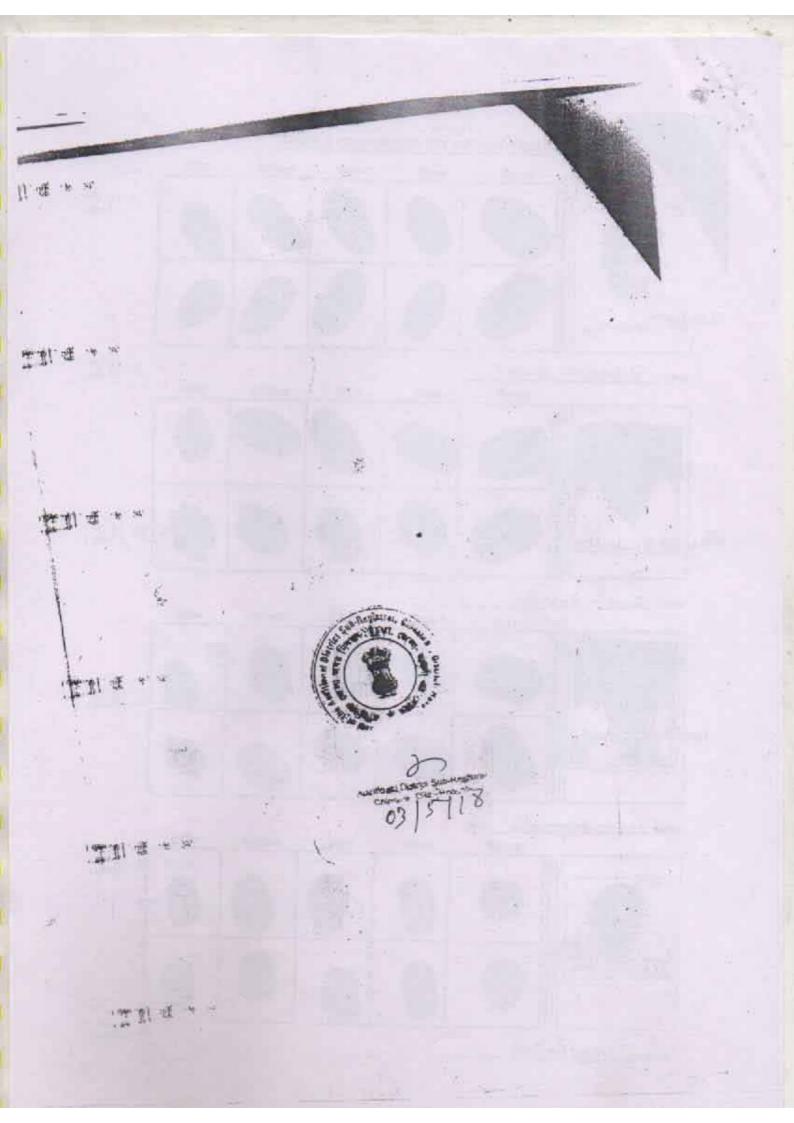
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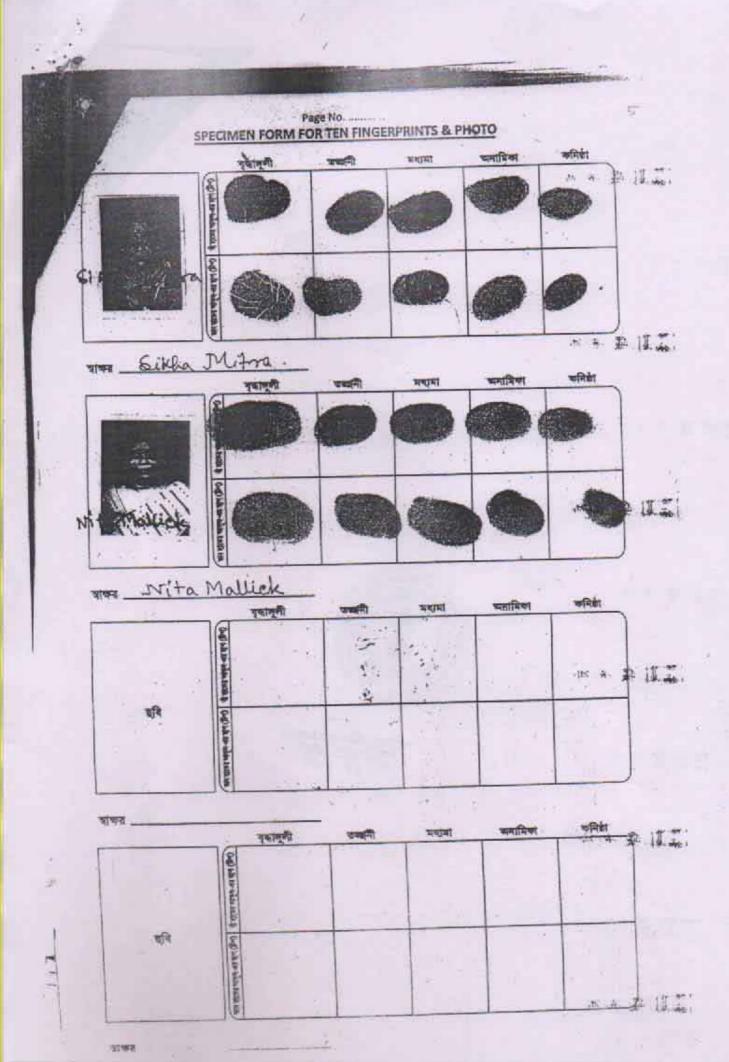
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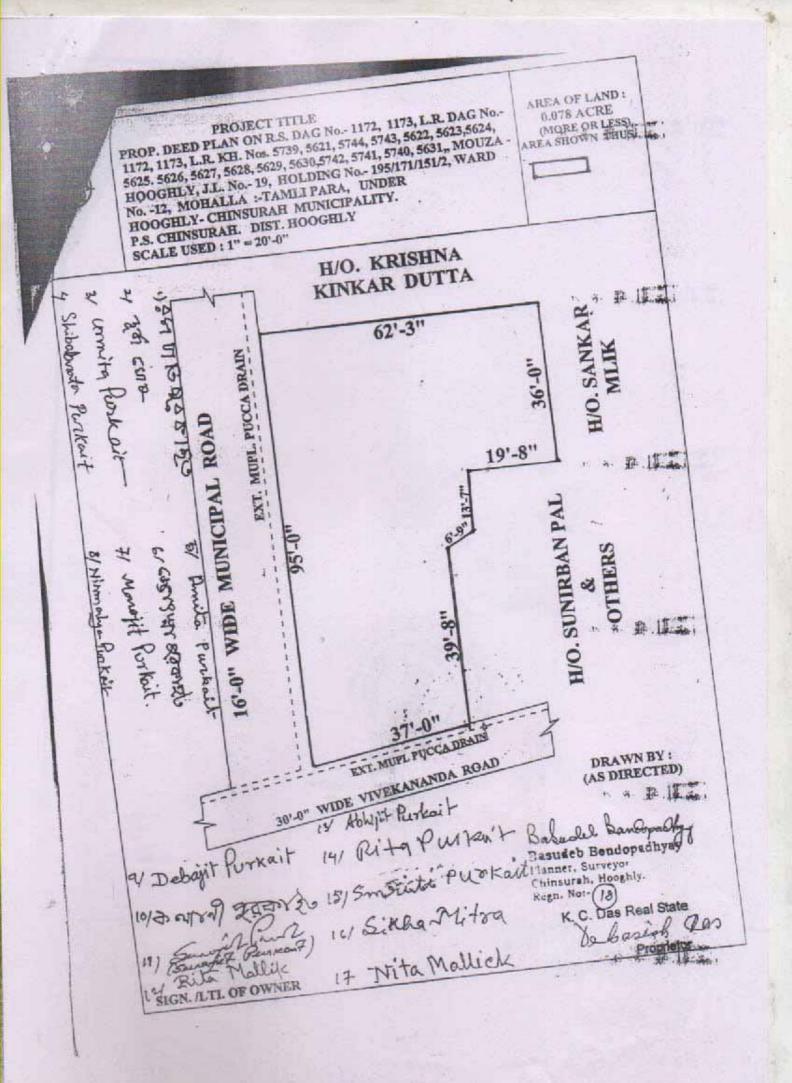
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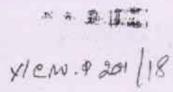
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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. CHINSURA, District Name : Hooghly Signature / LTI Sheet of Query No/Year 06030000682575/2018

I. Signature of the Person(s) add

No.	Name of the Executant	Category	s) admitting the Execution	Finger Print	Signature with
1	Ramapeti Purkait Vivekanande Rd Babuguni Tamilipera, P.O:- Hooghly, P.S:- Chinsurah, District- Hooghly, West Bengal, Ibdia, PIN - 712103	Land Lord			date .
SI No.	Name of the Executant	Category		Finger Print	Signature with
2	Durba Ghosh Gurbari, P.O:- Gurap, P.S:- Gurap, District:-Hooghly, West Bengal, India, PIN -712103	Land Lord			The state
SI 10	Name of the Executant	Category		Finger Print	Signature with
3	Urmita Purkait Vivekananda Rd Bebugunj Tamlipara, P O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712103	Land Lord			Trivites floateait

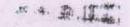


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SI No.	Name of the Executant	Category	- 74	Finger Print	Signature with
4	Sibabrata Purkait Vivekananda Rd Babugunj Tamilpara, P.O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712103	Land Lord			Shibobnota.
SI No.	Name of the Executant	Category		Finger Print	Signature with
5	Amita Purkait Vivekananda Rd Babugunj Tamilpara, P.O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712103	Land Lord			Rmile &
SI, No.	Name of the Executant	Category		Finger Print	Signature with date
	Jyotsna Purkait Vivekananda Rd Babuguni Tamilpara, P.O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712103	Land Lord			Anneik * Misson
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with
7	Manojit Purakait Vivekananda Rd	Land Lord	6	(概)	ż



Babugunj Tamlipara, P.O:- Hooghly, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103



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1	Vivekananda Rd Babugunj Tamlipara, P.O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712103			Photo		st Signature with
51	N	ame of the Executa	nt Category	-		-
9	100	rebjit Purkait //vekananda Rd Sabugunj Tamlipara, p:O:-Hooghly, P.S:- Chinsurah, District- Hooghly, West Ben India, PIN - 712103	gai,		Finger	Print Signature with
1	SI	Name of the Exec	utant Catego	ory		The state of the s
1	No.	Kalyani Purkait Vivekananda Rd Babugunj Tamilpi P,O:- Hooghly, P Chinsurah, Distri Hooghly, West E	ct:- lengal,		hoto Fing	er Print Signature with date
		SI Name of the E No. 11 Surajit Purkait Vivekananda i Babugunj Tan P.O:- Hooghi Chinsurah, D Hooghly, We	Rd hilipara, y, P.S:-	nd Lord		2.2



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	I. Signature of the P	erson(s) admitting the Execut	Finger Print	Signature with
	Name of the Executant Cat	egory	462	Usus Ly. Mar.
2	Para Shyamnagar Station Rd, P.O:- Jagaddal, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN -	nd Lord	Finger Print	Rute Mallink sampage
S	Name of the Executant	Category	152462	- United
1	Abhijit Purkait Kodalia, P.O:- Bandel, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN -712123	Land Lord	Finger Price	Signature with
1	SI Name of the Executant	Category	100	date
-	No. Rita Purkait Vivekananda Rd Babuguni Tamiipara. P.O:- Hooghly, P.S:- Chinsurah, District:- Hooghly, West Bengal India, PIN - 712103	Land Lo.	Finger	Signature with
	SI Name of the Execut	ant Category	46	9 U H
6	No. Smriti Purakait Vivekananda Rd Babuguni Tamlipara P.O:- Hooghly, P.S: Chinsurah, District: Hooghly, West Ben	gal,		* Sentralishing





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