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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to
 be signed on signature sheet / sheets
 in the presence of the notary public
 and the documents are the property
 of the party.

Mr. S. S. Sengupta
 Notary Public
 West Bengal

18 MAR 2019

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made on this 18th day of March, 2019 (Two Thousand and Nineteen) of the Christian Era.

BETWEEN

নম্বর : 2959
নাম ও তারিখ : 15/03/19
কোম্পানির নাম : Shrivasthi Mulhjee
ঠিকানা : Newmarket
মূল্য : 100000
কোড : 100000

ব্যাংকিং সার্টিফিকেট

ক্রমাঙ্ক : 100000

তারিখ : 11 MAR 2019

মোট ব্যালেন্স : RS.1 000 00

ট্রেন্ডারী ব্যালেন্স

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REGISTERED OFFICE
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D. 100000

18 MAR 2019

(Page : 2)

1. SRI DEBASIS DUTTA, having PAN ADLPD8296P, Son of Late Niranjana Dutta, residing at 196/1, Kalibari Road, Ward No. 3, P.O. & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, 2. SRI NANDAN KUMAR DUTTA, having PAN ADTPD4123D, Son of Anil Kumar Dutta, 3. DR. MILI DUTTA PAL, having PAN AFTPD2662R, Wife of Sri Nandan Kumar Dutta, Nos. 2-3 both are residing at 132, 4 No. Jhilpar (East), Ward No. 3, P.O. & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, 4. SRI BIJON KUMAR DEY, having PAN ANMPD8443P, Son of Late Nitya Ranjan Dey, residing at 194/1, Kalibari Road, P.O. & P.S. - New Barrackpur, Kolkata - 700131, District - North 24 Parganas, 5. SMT. SHIPRA DEY, having PAN AFZPD2106C, Wife of Late Anjan Dey, 6. SMT. SANGITA DEY, having PAN BHSPD5162J, daughter of Late Anjan Dey, Nos. 2-3 both are residing at 194, Kalibari Road, P.O. & P.S. - New Barrackpur, Kolkata - 700131, District - North 24 Parganas, 7. SMT. JAYITA BOSE, having PAN AJXPD2018D, daughter of Late Anjan Dey, residing at Parafulla Nagar, P.O. & P.S. - Habra, District - North 24 Parganas, Pin Code 743268, all are by faith - Hindu, by Nationality - Indian, by Occupation - Service, Retired, Business & Housewife, hereinafter jointly called and referred to as the OWNERS (which term or expression unless excluded by or repugnant to the context shall mean and include their heirs, successors, administrators, executors, legal representatives and assigns) of the FIRST PART.

A N D

ORCHID CONSTRUCTION, a Proprietorship Firm, having its registered office situated at 89/1, Haripada Biswas Sarani, Ward No. 1, P.O. & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, represented by its Sole Proprietor SMT. BHASWATI MUKHERJEE, having PAN BLBPM2599B, Wife of Sri Sanjay Mukherjee, residing at 89/1, Haripada Biswas Sarani, Ward No. 1, P.O. & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called and referred to as the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the subject or context

be deemed to mean and include its successors, administrators, executors, legal representatives and assigns) of the SECOND PART.

WHEREAS The Government of West Bengal (hereinafter referred to as "The Government" acquired by making a Notification under section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. dated 30th August, 1957 under section 6 of the aforesaid Act which was published at page 3528 of the Calcutta Gazette, Part I, dated 30th August, 1957, C.S. Plot No. Nos. set out in Schedule "A" hereinafter, in Mouza Masunda, J.L. No. 34 and Mouza - Aharampur, J.L. No. 35, P.S. Khardah then Ghola now New Barrackpore, District - 24 Parganas (now North 24 Parganas) measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

AND WHEREAS possession of the said lands with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act.

AND WHEREAS by an Agreement which was executed and between the Society and the Government, on the 29th November, 1853, (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of Development as set forth in the Scheme, within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the Government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

AND WHEREAS the Government, thereafter, empowered the Society under Sub-section (2) of Section 10 of the West Bengal Land Development and Planning act 1948 to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said AGREEMENT.

AND WHEREAS the Society completed the said development work in accordance with the lay out plan and the terms and conditions of the said AGREEMENT, inter alia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the Development Plan of the said scheme amongst the members of the Society who were all refugees from the then Eastern Pakistan (now in Bangladesh) after setting apart 28.40 acres of land of the land common to Scheme Nos. I and III, of the said development plan to be used for common purpose of Scheme No. I and III.

AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots to respective allottees under their Memo No. 878-L.Dev. dated 18.01.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.

AND WHEREAS the present Owner No. 1 herein namely **Debasis Dutta**, being admitted into membership of the Society and on 02/05/1954, allotted a plot of land measuring an area of 02 (Two) Cottahs 37 (Thirty Seven) Sq.ft. be the same a little more or less, alongwith 100 Sq.ft. RT Shed erected thereon, comprised in C.S. & R.S. Dag No. 304, corresponding to L.R. Dag No. 1048, under L.R. Khatian No. 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding Nos. 196/1 and 196/2, P.S. Gholia now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas and absolutely seized and possessed the same.

AND WHEREAS the Society in terms of the said Agreement paid the

necessary amount to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceedings in connection with such acquisition, as per demands made by the Government for time to time.

AND WHEREAS the Society, thereafter, requested the State of West Bengal to execute a proper Deed of Conveyance in favour of the Society for the purpose of vesting the said lands in the Society in accordance with the said Agreement.

AND WHEREAS in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the Society by an indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in Mouza - Masunda, J.L No - 34, and Mouza - Aharampur, J.L. No. 35 and Mouza - Kodalia, J.L No - 36 all under P.S. - Khardah then Ghola how New Barrackpore, District - North 24 Parganas, contained in C.S. Plot numbers as described in schedule "A" hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance togetherwith modification made by the government of West Bengal Land and Land Reforms Department, Land Reforms Branch notification No. 2705-L.Dev/5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deeds.

AND WHEREAS the said Society, admitted the Owner No. 1 herein into membership of the Society in respect of the aforesaid land measuring an area of **02 (Two) Cottahs 37 (Thirty Seven) Sq.ft.** be the same a little more or less and the Owner No. 1 herein mutated his name in the records of New Barrackpur Municipality under Ward No. 3, being Holding Nos. 196/1 and 196/2 and thereafter the said New Barrackpore Co-operative Homes

Ltd. transferred the said Bastu land measuring an area of 02 (Two) Cottahs 37 (Thirty Seven) Sq.ft. be the same a little more or less, being Scheme Plot No. 1 [13 Chittacks 27 Sq.ft. more or less alongwith 100 Sq.ft. RT Shed erected thereon] and Scheme Plot No. 2 [01 Cottah 03 Chittacks 10 Sq.ft. more or less], comprised in C.S. & R.S. Dag No. 304, corresponding to L.R. Dag No. 1048, under L.R. Khatlan No. 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding Nos. 196/1 and 196/2, Kalibari Road, P.S. Gholia now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas, in favour of the OWNER NO. 1 herein, by virtue of a Sale Deed, duly executed on 07/06/2018 and registered on 08/06/2018 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1501-2018, Pages from 110153 to 110187, being No. 150104070 for the year 2018 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of the aforesaid purchase, the OWNER NO. 1 herein, became the sole and absolute Owner of ALL THAT piece and parcel of Bastu land measuring an area of 02 (Two) Cottahs 37 (Thirty Seven) Sq.ft. be the same a little more or less, being Scheme Plot No. 1 [13 Chittacks 27 Sq.ft. more or less alongwith 100 Sq.ft. RT Shed erected thereon] and Scheme Plot No. 2 [01 Cottah 03 Chittacks 10 Sq.ft. more or less], comprised in C.S. & R.S. Dag No. 304, corresponding to L.R. Dag No. 1048, under L.R. Khatlan No. 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding Nos. 196/1 and 196/2, Kalibari Road, P.S. Gholia now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas and since then he has been enjoying the same by paying the rent and taxes before the authority concern regularly and otherwise well and sufficiently entitled to the said land and hereditament morefully and particularly described in the First Schedule (Part I) hereunder written free from all encumbrances liens, charges and mortgage whatsoever

AND WHEREAS originally the land measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, was allotted to Anil Kumar Dutta, father of the OWNER NOS. 2-3 herein, who mutated the said land being Holding No. 195 under Ward No. 3 (Old 7) of New Barrackpur Municipality and thereafter he surrendered the said plot in favour of the said Society (New Barrackpur Co-operative Homes Ltd.) and accordingly said Society re-allotted the said Plot of land in favour of his son and daughter-in-law namely Nandan Kumar Dutta and Dr. Mili Dutta Pal, W/o Sri Nandan Kumar Dutta (the Owner Nos. 2-3 herein).

AND WHEREAS the Owner Nos. 2-3 herein, being admitted into membership of the Society and allotted a plot of land, measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag Nos. 1047 and 1048, under L.R. Khatian Nos. 1247 and 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, Co-Operative Ward No. 8, within New Barrackpur Municipality, Ward No. 3, being Holding No. 195, P.S. Gholia now New Barrackpur, District - North 24 Parganas, more particularly described in First Schedule (Part II) written hereunder and absolutely seized and possessed the same.

AND WHEREAS the said Society, admitted the Owner Nos. 2-3 herein into membership of the Society in respect of the aforesaid land measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. be the same a little more or less and the Owners herein mutated their names in the records of New Barrackpur Municipality under Ward No. 3, being Holding No. 195 and thereafter the said New Barrackpore Co-operative Homes Ltd. transferred the said Bastu land measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag No. 1047 [14 Chittacks 41 Sq.ft. more or less, being Plot No. A under L.R. Khatian No. 1247] and L.R. Dag No. 1048 [12

Chittacks 10 Sq.ft. more or less, being Plot No. A/1 under L.R. Khatian No. 81/1], under L.R. Khatian Nos. 1247 and 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, within New Barrackpur Municipality, Ward No. 3, being Holding No. 195, Kalibari Road, P.S. Gholā now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas, in favour of the OWNER NOS. 2-3 herein, by virtue of a Sale Deed, duly executed on 07/06/2018 and registered on 08/06/2018 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1501-2018, Pages from 110254 to 110290, being No. 150104068 for the year 2018 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of the aforesaid purchase, the OWNER NOS. 2-3 herein, became the joint absolute owners of ALL THAT piece and parcel of Bastu land measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag No. 1047 [14 Chittacks 41 Sq.ft. more or less, being Plot No. A under L.R. Khatian No. 1247] and L.R. Dag No. 1048 [12 Chittacks 10 Sq.ft. more or less, being Plot No. A/1 under L.R. Khatian No. 81/1], under L.R. Khatian Nos: 1247 and 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, within New Barrackpur Municipality, Ward No. 3, being Holding No. 195, Kalibari Road, P.S. Gholā now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas and since then they have been enjoying the same by paying the rent and taxes before the authority concern regularly and otherwise well and sufficiently entitled to the said land and hereditament morefully and particularly described in the First Schedule (Part II) hereunder written free from all encumbrances liens, charges and mortgage whatsoever.

AND WHEREAS the predecessor father of Nitya Ranjan Dey (now deceased), being admitted into membership of the Society and in the year 1954, allotted a plot of land measuring an area of 05 Cottahs, be the same

a little more or less, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247. lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding No. 194, P.S. - Ghola now New Barrackpur, District - North 24 Parganas and the said Nitya Ranjan Dey (now deceased) was in possession of the said plot of land.

AND WHEREAS during in peaceful possession over the aforesaid Plot of land, said Nitya Ranjan Dey, died intestate in the year of 1994, leaving behind his two sons namely Anjan Dey (now deceased) and Bijon Kumar Dey, as his only legal heirs and successors, who jointly inherited the aforesaid Plot of land, according to Hindu Succession Act as equal share and jointly seized and possessed the same.

AND WHEREAS said Anjan Dey, died intestate in the year of 2017, leaving behind his wife Shipra Dey and two daughters namely Sangita Dey and Jayita Bose, as his only legal heirs and successors, who jointly inherited the share of Late Anjan Dey out of the aforesaid Plot of land, according to Hindu Succession Act as equal share and jointly seized and possessed the same.

AND WHEREAS the said Society, admitted the OWNER NOS. 4-7 herein, into membership of the Society in respect of the aforesaid land measuring an area of 05 Cottahs, alongwith adjacent land measuring an area of 05 Chittacks, i.e. total 05 (Five) Cottahs 05 (Five) Chittacks, be the same a little more or less and they mutated their names in the records of New Barrackpur Municipality under Ward No. 3, being Holding No. 194, Kalibari Road and had been enjoying the same peacefully free from all encumbrances.

AND WHEREAS the said Society, transferred the said land measuring an area of 05 (Five) Cottahs 05 (Five) Chittacks, be the same a little more or less, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247,

lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding No. 194, P.S. Gholā now New Barrackpore, Co-Op Ward No. 8, A.D.S.R.O. Barrackpur now Sodepur, District - North 24 Parganas, in favour of the OWNER NOS. 4-7 herein, by virtue of a Sale Deed, duly executed on 21/03/2018 and registered on 06/04/2018 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. 1, Volume No. 1501-2018, Pages from 62204 to 62238, being No. 150102693 for the year 2018 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of the aforesaid purchase, the OWNER NOS. 4-7 herein, became the joint absolute owners of ALL THAT piece and parcel of land measuring an area of 05 (Five) Cottahs 05 (Five) Chittacks, be the same a little more or less, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding No. 194, P.S. Gholā now New Barrackpore, Co-Op Ward No. 8, A.D.S.R.O. Barrackpur now Sodepur, District - North 24 Parganas and since then they have been enjoying the same by paying the rent and taxes before the authority concern regularly and otherwise well and sufficiently entitled to the said land and hereditament morefully and particularly described in the **First Schedule (Part III)** hereunder written free from all encumbrances liens, charges and mortgage whatsoever.

AND WHEREAS with a view to develop their aforesaid property, all the OWNERS herein, amalgamated their separate holdings into a single holding being No. 195 and thereafter requested to the Developer herein and the Developer herein accepted the proposal and for avoiding future litigations between the parties herein, both the parties herein amicably entered into this agreement under certain terms and conditions mentioned hereunder.

NOW THIS AGREEMENT WITNESSETH as follows :

ARTICLE - I DEFINITION

1. OWNERS shall mean 1. SRI DEBASIS DUTTA, 2. SRI NANDAN KUMAR DUTTA, 3. DR. MILI DUTTA PAL, 4. SRI BIJON KUMAR DEY, 5. SMT. SHIPRA DEY, 6. SMT. SANGITA DEY, 7. SMT. JAYITA BOSE, their legal heirs, successors, administrators, executors, legal representatives and assigns of the First Part.

2. DEVELOPER Shall mean ORCHID CONSTRUCTION, a Proprietorship Firm, having its registered office situated at 89/1, Haripada Biswas Sarani, P.O. & P.S. - New Barrackpore, Kolkata - 700131, District - North 24 Parganas, represented by its Sole Proprietor SMT. BHASWATI MUKHERJEE, her heirs, successors, administrators, executors, legal representatives and assigns of the Second Part.

3. PREMISES shall mean all that piece and parcel of Bastu land measuring an area of 09 (Nine) Cottahs 43 (Forty Three) Sq.ft. be the same a little more or less, being Scheme Plot No. 1 [13 Chittacks 27 Sq.ft. more or less] and Scheme Plot No. 2 [01 Cottah 03 Chittacks 10 Sq.ft. more or less], comprised in C.S. & R.S. Dag No. 304, corresponding to L.R. Dag No. 1048, under L.R. Khatian No. 81/1, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag No. 1047 [14 Chittacks 41 Sq.ft. more or less, being Plot No. A under L.R. Khatian No. 1247] and L.R. Dag No. 1048 [12 Chittacks 10 Sq.ft. more or less, being Plot No. A/1 under L.R. Khatian No. 81/1], under L.R. Khatian Nos. 1247 and 81/1, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding Nos. 194, 195, 196/1 and 196/2, amalgamated Holding No. 195, Kalibari Road, P.S. Gholia now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas.

4. **BUILDING** shall mean the multi (G+4) storied building to be constructed at the said premises in accordance with the sanctioned building plan.

5. **NAME OF THE PROPOSED BUILDING** shall be settled as per mutual discussion of the parties.

6. **COMMON FACILITIES AND AMENITIES** shall mean corridors, stairways, passages, provided by the Developer, pump room, tube well, overhead tank, water pump, motor, drainage system, lift and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the building.

7. **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required as per allocation of the parties.

8. **OWNER'S ALLOCATION** shall mean the allocated area of the Owners, out of the total constructed area, according to the Building Sanctioned Plan, shall be given to the Owners herein by the Developer, as briefly mentioned in the Article VI hereunder written.

It is mentioned herein that, both the parties herein amicably also decided that, the allocated areas of the Owners herein may be increased or decreased according to the Municipal Rules and Regulations.

Except the Owner's allocated Units out of the proposed building, the Owners herein also shall be entitled to get such consideration amount, briefly mentioned in the Article VI hereunder written.

9. **DEVELOPER'S ALLOCATION** shall mean and include the entire remaining portion except the aforesaid owner's allocated Units out of the proposed building, alongwith the absolute right on the part of the Developer to enter into agreement for sale, taking advance, granting money receipt, lease, transfer, rent or any other kind of lawful transfer and/or

to deal with the same or similar in any manner as absolute Owners thereof to be applicable in the said project save and except the area/s so specified and allotted for the First Part/Land Owners, subject to execution of Registered Development Power of attorney in the name of Developer.

10. ARCHITECT shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building.

ARTICLE - II COMMENCEMENT

The agreement shall mean deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE - III OWNER'S REPRESENTATION

The First Party are the joint absolute Owners of the aforesaid land measuring more or less 09 (Nine) Cottahs 43 (Forty Three) Sq.ft. which is free from all encumbrances.

ARTICLE - IV DEVELOPER'S RIGHTS

1. The First Party/ Owners hereby grant subject to what has been herein after provided the exclusive right to the Developer to build, construct, erect and complete the said building comprising the various size of flats and shops in order to sell the said flats and shops to the member of the public for their residential and business purpose by entering into agreements for sell and/or transfer and/or construction in respect of the DEVELOPER'S Allocation in accordance with the plan to be sanctioned by the appropriate authorities (in the name of the Owners) with or without amendment and or modification made or caused by the DEVELOPER.

2. The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners at its own costs and DEVELOPER shall pay and bear all the expenses other than already been paid or required to be paid or deposited for obtaining the sanction from the appropriate authorities if required for construction of the building at said premises provided however that DEVELOPER shall be exclusively entitled to all

refunds if any or all payments and/or deposits paid by the DEVELOPER.

3. Nothing in this presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to sell their respective/ allotted flats of the said premises in terms thereof and to deal with the Developer's allocation in building to be constructed thereon in manner and subject to the terms hereafter stated.

4. The developer herein shall have every right to enter into agreement with adjacent plot holder for the development in larger scale and on that event the Owners herein shall amalgamate their plot with the said adjacent plot holders.

ARTICLE- V : APARTMENTS CONSIDERATION

1. In considering of the OWNERS having agreed to permit the Developer to sell the flats and other units of the DEVELOPER'S allocation only of the said premises and construct, erect and complete the building at the said premises the DEVELOPER agrees.

a) At its own costs shall obtain all necessary permissions and/or approvals and/or consents.

b) In respect of the consideration of the building to pay costs of supervision of the DEVELOPMENT and construction of the OWNER'S allocation in the building at the said premises.

c) To bear all costs charges and expenses for construction of the building at the said premises.

d) Allocate the OWNERS, of their allocation in the building to be constructed at the said premises within 24 (Twenty Four) months from the date of starting the works of proposed building. The aforesaid time shall be extended for 06 (Six) months due to any natural calamities and/ or other lawful reasons.

ARTICLE - VI OWNER'S ALLOCATION

Owners's allocation shall mean the Owners herein jointly shall entitled to get the following units as follows :-

The Owner No. 1 herein namely **Debasis Dutta** shall entitled to get

a) One self contained **03 BHK** residential Flat measuring covered area of **1150 Sq.ft.** be the same a little more or less, on the **First Floor (East side)**

b) One self contained **01 BHK** residential Flat measuring Covered area of **400 Sq.ft.** be the same a little more or less, on the **First Floor (West Side).**

c) One self contained **Garage** measuring covered area of **150 Sq.ft.** be the same a little more or less, including Super built-up area, at the **Ground Floor.**

The Owner Nos. 2-3 herein namely **Nandan Kumar Dutta & Dr. Mili Dutta Pal**, shall jointly entitled to get :-

a) One self contained residential Flat measuring Covered area of **1400 Sq.ft.** be the same a little more or less, on the **First Floor (South-East facing).**

b) One self contained **Shop** measuring Covered area of **150 Sq.ft.** be the same a little more or less, at the **Ground Floor (Front Side).**

c) One self contained **Shop** measuring Covered area of **120 Sq.ft.** be the same a little more or less, at the **Ground Floor (Back Side).**

d) One self contained **Garage** measuring Covered area of **150 Sq.ft.** be the same a little more or less, at the **Ground Floor.**

The Owner No. 4 herein namely **Bijon Kumar Dey** shall entitled to get :-

a) **01 (one)** self contained residential Flat, measuring Covered area of **900 Sq.ft.** more or less, on the **Second floor, South-East facing** and

b) **01 (one)** self contained residential Flat, measuring Covered area

of 750 Sq.ft. more or less on the 1st to 3rd any floor, Backward of West Side of the said Floor and

c) 01 (one) self contained shop measuring an area of 100 Sq.ft be the same a little more or less at the Ground floor and

d) 01 (one) self contained Garage measuring an area of 120 Sq.ft be the same a little more or less at the Ground Floor out of the proposed multi storied building.

The Owner Nos. 5 herein namely Shipra Dey, shall entitled to get

a) 02 (Two) self contained residential Flat each of them measuring covered area of 750 Sq.ft more or less on the Third Floor and

b) 01 (one) self contained Garage measuring an area of 150 Sq.ft. be the same a little more or less at Ground floor, out of the proposed multistoried building.

It is noted here that the Developer will handover the aforesaid Owner's allocation within 24 (Twenty Four) Months from the date of starting the works, by possession letter in favour of the Land Owners herein.

IT IS ALSO AGREED BY AND BETWEEN THE PARTIES THAT :

a) All & every construction should be as per the standard norms of respective govt. authority.

b) The total project to be completed (handing over the complete flats and other units) within 24 (Twenty Four) months from the date of starting the works. If the Developer fails to complete the project within the stipulated period then the said period may be extended for further 06 (Six) months as amicably agreed and settled by both the parties herein for any unavoidable circumstances, i.e. "Force Majure".

c) The Developer shall also construct, erect and complete the proposed building, at its own costs the entire common facilities and amenities for the said building.

d) The Developer shall have no right, title and interest whatsoever in owner's allocation and undivided proportionate share pertaining thereof in the land.

e) The Developer shall have no right or claim for payment or reimbursement of any cost expenses or charges incurred towards construction of owner's allocation and of the undivided proportionate share in common facilities and amenities,

f) The right of the top roof of the proposed building will vest upon all the flat Owners in common.

ARTICLE - VII DEVELOPER'S ALLOCATION

1. In consideration of the above the DEVELOPER shall be entitled to the entire remaining portion except the owner's allocation of the saleable space in the building to be constructed at the said premises as the DEVELOPER'S allocation, together with the proportionate share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the building after providing for the OWNER'S allocation and the DEVELOPER shall be entitled to enter into agreement for sale and transfer their own name with any transferees for their residential and commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the DEVELOPER and It is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the DEVELOPER to obtain any further consent of the OWNERS and this agreement by itself shall be treated as consent by the OWNERS.

3

It is also mentioned herein that, the Developer herein, shall be entitled to get all the debris of the existing building including all materials of the said building and the Owners herein agreed with the same.

ARTICLE - VIII : PROCEDURE

The OWNERS herein shall grant to DEVELOPER a Development Power

of Attorney, as may be required for the purpose of obtaining the sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities and to receive money or monies either in advance and/or entire consideration amount from time to time or at all time from the intending purchaser or purchasers and grant proper receipt and discharge for the same in the name and on behalf of the Owners and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on behalf of Owners and to do all other acts and deeds in that behalf Developer may deem necessary, expedient and proper.

ARTICLE - IX CONSTRUCTION

The DEVELOPER shall be solely and exclusively responsible for construction of the said building.

ARTICLE X SPACE ALLOCATION

1. After completion of the building the OWNERS and the DEVELOPER shall be entitled to obtain physical possession of their respective Allocation.
2. Subject as aforesaid and subject to OWNER'S allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the OWNERS and DEVELOPER contained herein.
3. The OWNERS shall be entitled to transfer or otherwise deal with the OWNER'S allocation in the building without any claim whatsoever of the DEVELOPER.
4. The DEVELOPER shall be exclusively entitled to the DEVELOPER'S allocation in the building with exclusive right to obtain transfer from the

OWNERS and to transfer or otherw'se deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners and OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S allocation.

ARTICLE - XI BUILDING

1. The Developer shall at its own cost construct erect and complete the building and common facilities and amenities at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the DEVELOPER within 24 (Twenty Four) months from the date of starting the works.

2. The DEVELOPER shall engage qualified engineers for regular observation of building to be constructed as per plan.

3. The building materials and its construction would be of the following specification but subject to addition/alteration according to the advice of Engineer from time to time.

FOUNDATION : R.C.C Foundation and framed structure for Ground & all floors.

WALLS : Brick Walls 5" outside and inside with cement mortar, Paint (outside)/plaster of paris (inside)

FLOOR : Marble/Floor Tiles (2' x 2') & 6" skirting on all sides.

DOORS : Frame of shal/sagoon wood & all doors will be commercial flash doors.

WINDOW : Window will be made of Aluminum Sliding and shutter with 3mm glass panel or Steel window.

SANITARY & PLUMBING : Concealed P.V.C. Lines, C.P. superior white porcelain fittings.

KITCHEN : Kitchen platform with build in sink and 2'-6" height grazed tiles over Black Stone cooking platform.

DINING : One good quality white basin.

WATER SUPPLY : Roof top water reservoir for drinking water from submersible pump for total flat.

TOILET : Glazed tiles (up to 5') height used and floor will be marble/tiles only attached toilet will be commode fitting and another will be Indian style/Commode, for common bathroom. All the fitting will be of c.p. brass of genuine make.

LIGHT POINTS : 20 Points in 02 Bedroom flat and 25 Points in 03 Bedroom flat.

5. The DEVELOPER shall provide electricity wiring, water, pipeline, in portion of the OWNER'S allocation at their own cost. But the Electric Meter will be provided by the Flat/Unit Owners and the cost of Transformer will be paid by all the Flat/Unit Owners as proportionate basis.

ARTICLE - XII COMMON FACILITIES

1. The DEVELOPER shall pay and bear the property taxes and other dues in respect of the OWNER'S allocation of the said building according to dues as an from the date of handing over vacant position by the Owners till as provided hereafter.

2. As soon as the building is completed and the electricity wiring and water pipe lines are ready upto the portion of the OWNER'S allocation, the DEVELOPER shall give written notice to the OWNER'S requisition the OWNERS to take possession of the OWNER'S allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof to the effect then after one month from the date of service of such notice and at all times thereafter the OWNERS shall be responsible for payment of all municipal and property taxes, dues, duties and other public outgoing or/and imposition whatsoever payable in respect of OWNER'S allocation, the said rates to be apportioned prorata with reference to the salable space in the building if they are levied on the building as a whole.

3. The OWNERS and the DEVELOPER shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNERS & DEVELOPER and both the Parties shall each other Indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the OWNERS or the DEVELOPER in this behalf.

4. As and from the date of service of notice of possession, the OWNERS and the DEVELOPER shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both OWNER'S and DEVELOPER allocation and the said Charges to include proportionate share of premises for insurances of the building, water, fire and taxes light, sanitation, repair and renewal charges for bill collection, management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, application and equipment, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

5. After handover the completed flats and other units to the land OWNERS by the DEVELOPER herein, as per the contract, the land Owners shall become members of the flat-Owners society/Association, as such a society shall come into being with representatives of all flat Owners being members of the said society. Hence the land Owners shall from then be treated as flat Owners shall have to confirm to all rules set down by the governing body of the flat-Owners society and shall have to pay the charges on regular basis to the nominated treasurer of the said society or the appointed employee for the purpose. Members of the society shall be limited to the Nos. of flats.

ARTICLE - XIII LEGAL PROCEEDINGS

1. It is hereby agreed by and between the parties thereto that the DEVELOPER as constituted attorney of the OWNERS will be entitled to defend all actions suits and proceeding which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the OWNERS shall be borne and paid by the DEVELOPER specific may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the OWNER'S application and other documents may be required to be signed or made by the OWNER'S relating to which specific provisions may not have been mentioned herein the Owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the OWNERS shall execute any such additional POWER OF ATTORNEY and/or authorizations as may be required by the DEVELOPER for the purpose and the OWNERS also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things in respect of the developer's allocations and do not in any way infringe of the rights of the OWNERS and/or go against the spirit of this agreement.

2. The DEVELOPER does not have any liabilities in defending any suits, proceedings which may arise in connection with the title to the property under consideration.

3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode or service available deemed to have been served on the OWNERS if delivered by hand and duly acknowledgment to the residence of the OWNERS shall likewise be deemed to have been served on the DEVELOPER if delivered by hand or send by pre-paid registered post to the Registered office the DEVELOPER.

4. Both the Developer and the Owners shall frame for the management and administration of the said building or buildings and/or

common parts thereof the Owners hereby agree to abide by all the rules and regulation as such management society/ association/ holding organization do hereby give their consent to abide by the same.

5. As and from the date of completion of the building the DEVELOPER and/or his transferees and the OWNERS and/or their transferees each shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

6. There is not existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the OWNERS agree to indemnify and keep indemnified the DEVELOPER against any or all claims made by any third party in respect of the said premises.

7. The OWNERS undertake and agree to execute and register all conveyance and transfer in favour of the persons with whom the DEVELOPER enters into agreement as and when required by the DEVELOPER. (The Stamp duty Registratiön. fees and all other expenses towards the registration will be borne by the DEVELOPER/PURCHASER or its assigns), in respect of the Developer's Allocation.

8. The DEVELOPER after delivering possession of OWNER'S allocation shall give to the OWNERS all connected papers relating to the building including Possession Letter, copy of sanctioned plan etc. required for mutation.

9. In case of Developer's failure to handover the complete Owner's allocation to the Owners within the stipulated period agreed by both the parties, the Developer shall be liable to pay compensation in favour of the Owners.

ARTICLE - XIV FORCE MAJURE

1. The DEVELOPER shall not be considered to be liable to any

obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion beyond the reasonable control of the DEVELOPER, i.e. Act of God.

ARTICLE - XV ARBITRATION

If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching this presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of Arbitration & Conciliation Act. 1996 or any statutory modification there under in force.

THE SCHEDULE REFERRED TO ABOVE

(PART I)

ALL THAT piece and parcel of Bastu land measuring an area of 02 (Two) Cottahs 37 (Thirty Seven) Sq.ft. be the same a little more or less, being Scheme Plot No. 1 [13 Chittacks 27 Sq.ft. more or less alongwith 100 Sq.ft. RT Shed erected thereon] and Scheme Plot No. 2 [01 Cottah 03 Chittacks 10 Sq.ft. more or less], comprised in C.S. & R.S. Dag No. 304, corresponding to L.R. Dag No. 1048, under L.R. Khatian No. 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding Nos. 196/1 and 196/2, Kalibari Road, P.S. Ghola now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas, which is butted and bounded by :

ON THE NORTH : Scheme Plot No. A & Others.

ON THE SOUTH : 20'-0" wide Kalibari Road & Others property

(Page : 25)

ON THE EAST : Scheme Plot No. A/1 & Others.

ON THE WEST : Dag No. 307.

(PART - II)

ALL THAT piece and parcel of Bastu land measuring an area of 01 (One) Cottah 11 (Eleven) Chittacks 06 (Six) Sq.ft. more or less, alongwith 100 Sq.ft. RT Shed erected thereon, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag No. 1047 [14 Chittacks 41 Sq.ft. more or less, being Plot No. A under L.R. Khatian No. 1247] and L.R. Dag No. 1048 [12 Chittacks 10 Sq.ft. more or less, being Plot No. A/1 under L.R. Khatian No. 81/1], under L.R. Khatian Nos. 1247 and 81/1, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, within New Barrackpur Municipality, Ward No. 3, being Holding No. 195, Kalibari Road, P.S. Gholia now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas, which is butted and bounded by :

ON THE NORTH : Dag No. 303/1630 & Land of Bijon Dey & Others.

ON THE SOUTH : Dag No. 304 & Debashis Dutta.

ON THE EAST : 20'-0" wide Kalibari Road.

ON THE WEST : Dag Nos. 304, 307 and L/o Puspa Ranjan Dey & Debashis Dutta.

(PART - III)

ALL THAT piece and parcel of Bastu land measuring an area of 05 (Five) Cottahs 05 (Five) Chittacks, be the same a little more or less, alongwith 100 Sq.ft. RT Shed erected thereon, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, being Holding No. 194, P.S. Gholia now New Barrackpore, Co-Op Ward No.

8, A.D.S.R.O. Barrackpur now Sodepur, District - North 24 Parganas. which is butted and bounded by :

- ON THE NORTH : L/o Sarbani Sarkar.
ON THE SOUTH : L/o Nandan Dutta.
ON THE EAST : 20' wide Kalibari Extension Road.
ON THE WEST : Subrata Chatterjee & Ajoy Nandy.

Aggregating the aforesaid Part I, Part II & Part III, the total land measuring an area of 09 (Nine) Cottahs 43 (Forty Three) Sq.ft. be the same a little more or less, being Scheme Plot No. 1 [13 Chittacks 27 Sq.ft. more or less] and Scheme Plot No. 2 [01 Cottah 03 Chittacks 10 Sq.ft. more or less], comprised in C.S. & R.S. Dag No. 304, corresponding to L.R. Dag No. 1048, under L.R. Khatian No. 81/1, comprised in Sabek Dag Nos. 303 & 304, corresponding to R.S. Dag Nos. 303/1630 and 304, corresponding to L.R. Dag No. 1047 [14 Chittacks 41 Sq.ft. more or less, being Plot No. A under L.R. Khatian No. 1247] and L.R. Dag No. 1048 [12 Chittacks 10 Sq.ft. more or less, being Plot No. A/1 under L.R. Khatian No. 81/1], under L.R. Khatian Nos. 1247 and 81/1, comprised in C.S. Dag No. 304/307, corresponding to R.S. Dag No. 1630, corresponding to L.R. Dag No. 1047, under L.R. Khatian No. 1247, lying and situated at MOUZA - AHARAMPUR, J.L No. 35, under Ward No. 3 of New Barrackpur Municipality, Holding Nos. 194, 195, 196/1 and 196/2, amalgamated Holding No. 195, Kalibari Road, P.S. Gholia now New Barrackpore, A.D.S.R.O. Barrackpur now Sodepur, Co-Operative Ward No. 8, District - North 24 Parganas. which is butted and bounded by :

- ON THE NORTH : L/o Sarbani Sarkar.
ON THE SOUTH : Others land.
ON THE EAST : 20' wide Kalibari Extension Road.
ON THE WEST : Subrata Chatterjee, Ajoy Nandy & Others.

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

WITNESSES :-

1. Tuhar Kanti Ghosh.
101, Main Road east New Barrack Pk
KOL-131

2. Rahul. Gupta
New Barrack Pk
KOL-131

Subir Batta
Nandan Kumar Datta
Mili Datta Pal

Bijon Kr. Dey
Shipra Dey
Sangita Dey
Jayita Bose

SIGNATURE OF THE OWNERS

ORCHID CONSTRUCTION

Bhaskari Mukherjee
Proprietor

SIGNATURE OF THE DEVELOPER

Prepared by :

Trinath Ghosh
f. 72/853/2013.

Trinath Ghosh

(Advocate)

Judges Court, Barasat.

Computer by:

(Kuntal Singha Roy)
Barasat Court.

Directorate of Registration & Stamp Revenue
e-Challan

19-201819-037758134-1

Payment Mode Online Payment

Date: 18/03/2019 11:06:51

Bank : State Bank of India

IK00ZCFAH5

BRN Date: 18/03/2019 11:07:47

DEPOSITOR'S DETAILS

Id No. : 15010000436733/6/2019

[Query No./Query Year]

Name : Bhaswati Mukherjee

Contact No. :

Mobile No. : +91 9875564417

Email :

Address : Khardaha

Applicant Name : Mr Bhaswati Mukherjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	15010000436733/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	9020
2	15010000436733/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	25

Total

9045

In Words : Rupees Nine Thousand Forty Five only

SPECIMEN 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						

Sachin Datta



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

Sanjivan Kumar

Nandan Kumar Singh



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

Ujjwala Pal



Bijay Kr. Dey

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

Bijay Kr. Dey

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Shipra Dey



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

Sangita Dey



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

Jayita Bose



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

Bhaswati Mukherjee

Major Information of the Deed

	I-1501-02361/2019	Date of Registration	18/03/2019
	1501-0000436733/2019	Office where deed is registered	
	13/03/2019 5:07:51 PM	D.S.R. - I NORTH 24-PARGANAS, District North 24-Parganas	
Applicant Name, Address Other Details	Bhaswati Mukherjee Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No 9875564417, Status :Buyer/Claimant		
[110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Rs. 3/-	Market Value		
Stamp duty Paid (SDP)	Rs. 77,00,168/-		
Rs. 10,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		
	Rs. 25/- (Article:E, E, M(b))		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Kalibari Road, Mouza
Aharampur Pin Code : 700131

Sch No	Block Number	Khatian Number	Land Proposed	Use ROR	Area/Unit	Subforth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-1047	LR-1247	Bastu	Bastu	6 Katha 3 Chatak 41 Sq Ft	1/-	52,45,334/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road,
L2	LR-1048	LR-81/1	Bastu	Bastu	2 Katha 13 Chatak 2 Sq Ft	1/-	23,64,834/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road,
		TOTAL :			14.9485Dec	2 /-	76,10,168 /-	
		Grand Total :			14.9485Dec	2 /-	76,10,168 /-	


Structure Details :

Sch No	Structure Details	Area of Structure	Subforth Value (In Rs)	Market Value (In Rs)	Other Details
S1	On Land L1, L2	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	



Major Information of the Deed :- I-1501-02361/2019-18/03/2019

Deed Details :



Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Debasis Dutta (Presentant) Son of Late Niranjan Dutta Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			<i>Debasis Dutta</i>
	18/03/2019	LTI 18/03/2019	18/03/2019

196/1, Kalibar Bari, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADLPD8296P, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office



Name	Photo	Finger Print	Signature
Shri Nandan Kumar Dutta Son of Shri Anil Kumar Dutta Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			<i>Nandan Kumar Dutta</i>
	18/03/2019	LTI 18/03/2019	18/03/2019



132, 4No. Jhilpar East, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADTPD4123D, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office



Name	Photo	Finger Print	Signature
Dr Mili Dutta Pal Wife of Shri Nandan Kumar Dutta Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			<i>Mili Dutta Pal</i>
	18/03/2019	LTI 18/03/2019	18/03/2019



132, 4No. Jhilpar East, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADTPD4123D, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office

Major Information of the Deed :- I-1501-02361/2019-18/03/2019

Name	Photo	Photo	Signature
Shri Bijon Kumar Dey Son of Late Nitya Ranjan Dey Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			<i>Bijon K. Dey</i>
194/1, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANMPD8443P, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			

Name	Photo	Photo	Signature
Smt Shilpa Dey Wife of Late Anjan Dey Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			<i>Shilpa Dey</i>
194, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFZPD2106C, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			

Name	Photo	Photo	Signature
Smt Sangita Dey Daughter of Late Anjan Dey Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			<i>Sangita Dey</i>
194, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHSPD5162J, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			

Name	Photo	Photo	Signature
Smt Jaylita Bose Daughter of Late Anjan Bose Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			<i>Jaylita Bose</i>
194, Kalibari Road, P.O:- New Barrackpur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHSPD5162J, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office			







Major Information of the Deed :- I-1501-02361/2019-18/03/2019

Pratfulla Nagar, P.O:- Habra, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN 743268 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJXPD2018D, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Office



Developer Details :

Sl. No.	Name/Address/Photo/Finger print and Signature
1	ORCHID CONSTRUCTION 89/1, HARIPADA BISWAS SARANI, P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 , PAN No.:: BLBPM2599B, Status :Organization, Executed by: Representative

Representative Details :

Sl. 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> Smt BHASWATI MUKHERJEE Wife of Shri SANJAY MUKHERJEE Date of Execution - 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Bhaswati Mukherjee</i></td> </tr> <tr> <td></td> <td>Mar 18 2019 12:11PM</td> <td>LT 18/03/2019</td> <td>18/03/2019</td> </tr> </tbody> </table> <p>89/1, HARIPADA BISWAS SARANI, P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLBPM2599B Status : Representative, Representative of : ORCHID CONSTRUCTION (as DEVELOPER)</p>	Name	Photo	Finger Print	Signature	Smt BHASWATI MUKHERJEE Wife of Shri SANJAY MUKHERJEE Date of Execution - 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019, Place of Admission of Execution: Office			<i>Bhaswati Mukherjee</i>		Mar 18 2019 12:11PM	LT 18/03/2019	18/03/2019
Name	Photo	Finger Print	Signature										
Smt BHASWATI MUKHERJEE Wife of Shri SANJAY MUKHERJEE Date of Execution - 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019, Place of Admission of Execution: Office			<i>Bhaswati Mukherjee</i>										
	Mar 18 2019 12:11PM	LT 18/03/2019	18/03/2019										

Identifier Details :

Name	Photo	Finger Print	Signature
Dr Tusahar Kanti GHOSH Son of Late Tarapada GHOSH P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131			<i>Tusahar Kanti Ghosh</i>
	18/03/2019	18/03/2019	18/03/2019

Identifier Of Shri Debasis Dutta, Shri Nandan Kumar Dutta, Dr Mill Dutta Pal, Shri Bijon Kumar Dey, Smt Shipra Dey, Smt Angita Dey, Smt Jayita Bose, Smt BHASWATI MUKHERJEE

Major Information of the Deed :- I-1501-02361/2019-18/03/2019

2019 Query No:-15010000436733 / 2019 Deed No : - 150102361 / 2019, Document is digitally signed

No	From	To. with area (Name-Area)
	Shri Nandan Kumar Dutta	ORCHID CONSTUCTION-7 Chatak 20.5 Sq Ft
	Dr Mili Dutta Pal	ORCHID CONSTUCTION-7 Chatak 20.5 Sq Ft
	Shri Bijon Kumar Dey	ORCHID CONSTUCTION-1 Katha 5 Chatak 11.25 Sq Ft
	Smt Shilpa Dey	ORCHID CONSTUCTION-1 Katha 5 Chatak 11.25 Sq Ft
5	Smt Sangita Dey	ORCHID CONSTUCTION-1 Katha 5 Chatak 11.25 Sq Ft
6	Smt Jaylta Bose	ORCHID CONSTUCTION-1 Katha 5 Chatak 11.25 Sq Ft

SI.No	From	To. with area (Name-Area)
1	Shri Debasis Dutta	ORCHID CONSTUCTION-2 Katha 37 Sq Ft
2	Shri Nandan Kumar Dutta	ORCHID CONSTUCTION-8 Chatak 5 Sq Ft
3	Dr Mili Dutta Pal	ORCHID CONSTUCTION-8 Chatak 5 Sq Ft

SI.No	From	To. with area (Name-Area)
1	Shri Debasis Dutta	ORCHID CONSTUCTION-42.85714300 Sq Ft
2	Shri Nandan Kumar Dutta	ORCHID CONSTUCTION-42.85714300 Sq Ft
3	Dr Mili Dutta Pal	ORCHID CONSTUCTION-42.85714300 Sq Ft
4	Shri Bijon Kumar Dey	ORCHID CONSTUCTION-42.85714300 Sq Ft
5	Smt Shilpa Dey	ORCHID CONSTUCTION-42.85714300 Sq Ft
6	Smt Sangita Dey	ORCHID CONSTUCTION-42.85714300 Sq Ft
7	Smt Jaylta Bose	ORCHID CONSTUCTION-42.85714300 Sq Ft

Endorsement For Deed Number : I - 150102381 / 2019

Statement of Market Value (WB Form No. 30/19)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 77,00,189/-

Signature

Satyajit Biswas
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. - I NORTH 24-
 PARGANAS
 North 24-Parganas, West Bengal

Statement of Admissibility (WB Registration Rule, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 4B of Indian Stamp Act 1899.

Registration Under Section 53 & Rule 23A(9) of WB Registration Rule, 1962

Presented for registration at 12:02 hrs on 18-03-2019, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri Debasis Dutta, one of the Executants.

For Information of the Deed :- I-1501-02381/2019-18/03/2019

Execution (Under Section 50, W.B. Registration Rules, 1962)
Execution is admitted on 18/03/2019 by 1. Shri Debasia Dutta, Son of Late Niranjan Dutta, 196/1, Kalibari Bari, P.O. Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service, 2. Shri Nandan Kumar Dutta, Son of Shri Anil Kumar Dutta, 132, 4No. Jhilpar East, P.O. New Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service, 3. Dr Mili Dutta Pal, Shri Nandan Kumar Dutta, 132, 4No. Jhilpar East, P.O. New Barrackpur Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 4. Shri Bijon Kumar Dey, Son of Late Nitya Ranjan Dey, 194/1, Kalibari Road, P.O. New Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service, 5. Smt Shipra Dey, Wife of Late Anjan Dey, 194, Kalibari Road, P.O. New Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 6. Smt Sangita Dey, Daughter of Late Anjan Dey, 194, Kalibari Road, P.O. New Barrackpur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 7. Smt Jayita Bose, Daughter of Late Anjan Bose, Prafulla Nagar, P.O. Habra, Thana: Habra, North 24-Parganas, WEST BENGAL, India, PIN - 743268, by caste Hindu, by Profession House wife

Identified by Mr Tusahar Kanti GHOSH, Son of Late Tarapada GHOSH, P.O: NEW BARRACKPUR, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 68, W.B. Registration Rules, 1962) (Representative)

Execution is admitted on 18-03-2019 by Smt BHASWATI MUKHERJEE, DEVELOPER, ORCHID CONSTRUCTION, 89/1, HARIPADA BISWAS SARANI, P.O:- NEW BARRACKPUR, P.S:- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700131

Identified by Mr Tusahar Kanti GHOSH, Son of Late Tarapada GHOSH, P.O: NEW BARRACKPUR, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25/- (E = Rs 21/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2019 11:07AM with Govt. Ref. No: 192018190377581341 on 18-03-2019, Amount Rs: 25/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00ZCFAH5 on 18-03-2019, Head of Account 0030-03-104 001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 9,020/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 2959, Amount: Rs.1,000/-, Date of Purchase: 15/03/2019, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/03/2019 11:07AM with Govt. Ref. No: 192018190377581341 on 18-03-2019, Amount Rs: 9,020/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00ZCFAH5 on 18-03-2019, Head of Account 0030-02-103-003-02

Signature
Satyajit Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Information of the Deed :- I-1501-02361/2019-18/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2019, Page from 77266 to 77322

Deed No 150102361 for the year 2019.



Digitally signed by SATYAJIT BISWAS
Date: 2019.04.02 11:26:29 +05:30
Reason: Digital Signing of Deed.

3. ✓

Jata Tarafdar) 02-04-2019 11:25:46

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)