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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Q-2-19080/21

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 entered in registration. The  
 signature sheet / sheets & the  
 endorsement sheet / sheets  
 attached with this document  
 are the part of this document.

  
 Additional District Sub-Registrar  
 Sodepur, North 24 Parganas  
 01 FEB 2021

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this  
 1<sup>st</sup> day of February Two Thousand Twenty One 2021 in  
 Christian Era By and Between

2981. Value. 5000/-  
NO. .... Value. ....  
Date ..... 27. 01. 2021  
Sent to Taylor Chanda Adv.  
Address Sealdah Civil Court  
Vendor .. Sealdah Civil Court  
Sealdah Civil Court  
ALOKA ALUKHEJI



Mushtak Sultan  
S/o Pinda Sultan  
Westpansika, Pansitadi  
P.S- Khanda. P.O- Pansitadi,  
Kot-700112

Sealdah District Sub Registrar  
Sealdah, West Bengal  
01 FEB 2021



3.1. Nanda Dulal Malakar, Pan no. - AGPPM7462B, Son of Late Gour Netai Malakar, by Religion - Hindu, by Occupation - Business. A ND

3.2. Smt. Susmita Malakar, Pan no. - CMYPM0960F, Wife of Sri Nanda Dulal Malakar, by Religion - Hindu, by Occupation - House wife, both are residing at 98/49/1, Mission Para, Road, P.O.- Rahara, Police Station - Rahara, (formerly it was under Khardah), Kolkata - 700 118, District - North 24 Parganas.

(Hereinafter Collectively called and referred to as the LANDOWNERS, which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his and each of his heirs, executors, administrators, successors, legal representatives and or assignees etc of the First Part

4. PIONEER ASSOCIATES", Pan no. - AAMFP7725R, a Partnership Firm, Registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 (Act IX of 1932) having its Office at Khardah, 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117.

Represented by its partners namely 1) Sri Kanti Ranjan Das, Pan no. - ADSPD7299P, Mob no.- 9874666097, Son of Late Nalini Kanta Das, by Religion - Hindu, by Occupation - Business, residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, Dist. - North 24 Parganas, Kolkata - 700 117, and 2) Sri Gopal Das, Pan no. - AGAPD0725H, Mob no. - 9123898230, Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business, residing at "KIRONALAY", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, ( permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115,

(Hereinafter called and referred to as the DEVELOPER/BUILDER including their representatives, heirs, executors, successors, successors - in - interest and permitted Assignees e.t.c. of the Second Party of the Second Part ).

4. Chain of Title in connection with Title Deed vide no - 04526 of 1962

4.1 Whereas one Ramesh Chandra Bhattacharya, son of Late Bijoy Bhattacharya was entitled to absolute Owner in respect of homestead free hold bastu land measuring more or less 04 chhitaks 01 Chhitaks 30 Sqft marked as Plot no. - 3, lying within the District North 24 Parganas, Police Station - Khardah ( now it is under the Rahara ), appertaining to Mouza - Rahara, comprised and contained in R.S. Dag no. - 876 & 878, after purchased the same from one Sailesh Chandra Mukhopadhyay and

others through a registered Deed of Sale, which was registered in the Office of S.R. at Barrackpore, recorded into Book no. - I, Volume no. - 57, written in pages from 161 to 165, Being no. - 4526 for the year 1962

5. Chain of Title in connection with Title Deed vide no - 224 of 1987

5.1 And Whereas thereafter being entitled to absolute Owner of the above purchased land said Ramesh Chandra Bhattacharya having all right, title and interest said Ramesh Chandra Bhattacharya with natural love and affection duly gifted, transferred and assigned a piece of land measuring more or less 01 Cottah 07 Chhitaks 40 Square feet out of his aforesaid purchased land unto his son Sri Tapash Bhattacharya through a registered Deed of Gift, which was registered on 27/01/1987, in the Office of S.R. at Barrackpore, recorded into Book no. - I, Volume no. - 5, written in pages from 71 to 78, Being no. - 224 for the year 1987

6. Chain of Title in connection with Title Deed vide no - 02746 of 1990.

6.1 And whereas during seized and possessed the above purchased land said Tapash Bhattacharya and being entitled to absolute Owner through a registered Bengali Saf Bikroy Kobala duly sold, transferred, assigned and conveyed his above well demarcated homestead land unto one Sri Nanda Dulai Malakar, son of Late Gour Netai Malakar, one of the Owner herein measuring more or less 01 Cottahs 07 Chhitaks 40 Sq.ft through a registered Deed of Sale, which was registered in the Office of A.D.S.R. at Barrackpore, recorded into Book no.- I, Volume no.-50, written in pages from 1 to 10, Being no. - 2746 for the year 1990.

7. Chain of Title in connection with Title Deed vide no. - 2459 for the year 1990.

7.1 And Whereas abovenamd Ramesh Bhattacharya after gifted his above land to his son Tapash Bhattacharya and while holding and possession the remaining area of land measuring more or less 02 Cottahs 10 Chhitaks 01 Square feet died intestate leaving behind him surviving his wife Smt. Uma Bhattacharya and three sons namely Sri Debabrata Bhattacharya, Sri Priyabrata Bhattacharya and Sri Tapas Bhattacharya and three daughters namely Smt. Arpita Chakroborty, Smt. Mita Ghosal and Smt. Chaitali Dey as his only legal heirs and successors according to the Hindu Succession Act, and they all jointly inherited the above property of deceased Ramesh Chandra Bhattacharya in equal undivided, un demarcated share of land with structure.



7.2 Thereafter being the joint Owners of the above land more or less 02 Cottahs 10 Chhitaks 01 Sqft with Building standing thereon which was constructed by the deceased Ramesh Chandra Bhattacharya during his life time , they Smt. Uma Bhattacharya , Sri Debabrata Bhattacharya , Sri Priyabrata Bhattacharya and Sri Tapas Bhattacharya , Smt. Arpita Chakraborty , Smt. Mita Ghosal and Smt. Chaitali Dey all were jointly sold, transferred , conveyed and assigned said Property in favour of Sri Nanda Dulal Malakar and Smt. Susmita Malakar , the Owner no. 1 & 2 herein through a registered Deed of Sale which was executed on 10.03.2011 in the Office of A.D.S.R. at Barrackpore, recorded into Book no.- I, CD Volume no.-09 , written in pages from 1924 to 1942, Being no. - 02459 for the year 2011.

8. Ownership of Schedule Landed Property.

By the above registered Sale Deed Sri Nanda Dulal Malakar exclusively entitled to absolute owner in respect Premises with land measuring more or less 01 Cottahs 07 Chhitaks 40 Sqft with structure standing thereon and Sri Nanda Dulal Malakar and Susmita Malakar jointly entitled to joint Owners in respect of land containing an area more or less 02 cottahs 10 chhitaks 01 Sqft with two storeyed Building all are lying and situates within District North 24 Parganas , Police Station - Khardah ( which is at present lying within the Rahara. ) Appertaining to Mouza - Rahara, J.Lno - 03, Touzi no. - 184- 190, Re.Su. No. - 61, comprised and contained in R.S. Khatian no. - 169 , R.S. Dag no. -876 & 878 , within the limit of Khardah Municipality.

9. Mutation with L.R. Settlement Record under the names of Ramesh Bhattacharya

That during the life of late Ramesh 'Chandra Bhattacharya had mutated his name in the local Municipal Assesment Record and also mutated his name with his land in the L.R., Settlement Record in Mouza - Rahara, J.L no. - 03 within the L.R. Dag no. - 2140 , under L.R. Khatian no. - 2602 , under Police Station Rahara, ( formerly it was under Khardah ) .

10. Mutation with Municipal Record under the names of the present Owners

Immediate after becoming the Owners of the above lands by the present Owners herein mutated their names in the Municipal Record of Khardah Municipality with their entire land containing an area admeasuring more or less 04 Cottahs 01 Chhitaks 30 Sqft within the Premises lying under Holding no. - 98/49/1,

Mission Para , Road , P.O.- Rahara, Police Station – Rahara, (formerly it was under Khardah ), Kolkata – 700 118, District – North 24 Parganas .

ii. Non encumbrances : The Owners jointly indemnify that they have good marketable title to the First Schedule Property and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

7. Engagement of Developer:

The Owners are now desire to build up their s own residential Building upon their land measuring more or less 04 Cottahs 01 Chhitaks 41 Saft after demolish the existing structure and due to paucity of time to deploy strictly for their own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owners have no other alternative but to search for a good, reputable Developer/Builder towards selection of a Joint Venture partner in regard to the development of their Said Premises and with a view of that aspect they jointly approached before the Developer , herein .

7.1 That Owners thereto for the purpose of developing and commercially exploiting the larger property by construction of the Complex hereon after several meetings and duly scrutinizing of the proposals of the Developer M/s Pioneer Associates, and selling various Apartments/Spaces therein the Owners entrusted the work of development of the project property to the Promoter/ Developer on the terms and conditions and all other relevant aspects, the Owner of the Said Premises have considered the proposal and are agreeable on such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owners and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereto and thereafter construct a new multi stoired Building thereon strictly in adherence and in conformity to the Sanctioned Building Plan will be obtained from the Khardah Municipality.

The Owners of this presents have arrived at an understanding with the Developer concern towards development of the captioned land as aforesaid by utilizing Developer Concern's expertise.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties herein as follows:

11 OWNER : Shall mean Sri Nanda Dulal Malakar and Susmita Malakar and their legal heirs and successors.



1.2 DEVELOPER : Shall mean "PIONEER ASSOCIATES", Pan no. – AAMFP7725R, a Partnership Firm, Registered Office at Khardah, 12A/1/35 , Khardah Station Road, P.O. + P.S. – Khardah, Dist.- North 24 Parganas, Kolkata – 700 117, to represent the Firm until further information by the Firm.

1.3 PROJECT : Shall mean a Project has been envisaged in consultation with the Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed use comprising of residential cum commercial . There shall be other infrastructures like Water Supply, along with the Security System, for Common area & Lift/s. (hereinafter referred to as the 'Said Project'). The preliminary scheme and planning of the Said Project may go through minor changes as per requirement of sanctioning parameters of the appropriate Municipal Authority (hereinafter referred to as the "Khardah Municipality") and/or any other appropriate authorities, as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.

1.4 PREMISES : ALL THAT piece and parcel of Baitu land measuring 04Cottahs 01 Chhitahs 41 Sqft Together with old dilapidated two storeyed Pucca structure lying and situated on the Premises at Holding no.- 98/49/1 , Mission Para Road , P.O. – Rahara, Ward no. – 10, appertaining to Mauza – Rahara, I.L. no. – 03 , Touzi no. – 184- 190, Re.Su. No. – 61, comprised and contained in R.S. Khatian no. – 169 , R.S. Dg no. - 876 & 878 , , corresponding in L.R. Dag no.- 2140, under L.R. Khatian no.- 2602. Police Station – Rahara ( formerly it was under Khardah ) within the Office A.D.S.R. Office at Sodepur. Described in the First Schedule hereunder written.

1.5 BUILDING : Shall mean and include proposed multi storied building/s G+4 storeyed to be constructed on the First Schedule property for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities.

1.6 SALEABLE SPACE : Shall mean the space in the constructed building/s for independent use and occupation from the Developer Allocation.

1.7. OWNERS' ALLOCATION (SHARE) : The Owners Jointly shall entitle to get the following self contained residential Flats , Garage and non refundable Consideration amount in lieu of exploitation of their Schedule land for use of residential cum commercial purpose.

The constructed Areas comprising with 4nos of Flats & one Covered Garage and consideration amount which are being allotted / payable by the manners as follows.

- A. One complete residential Flat Type - "A", on the Ground Floor , measuring more or less 750 square feet Built up areas ( including covered area + stair + Lift & corridor ).
- B. One complete residential Flats Type - "D", on the 1<sup>st</sup> Floor , measuring more or less 1075 square feet Built up areas ( including covered area + stair + Lift & corridor ).
- C. One complete residential Flat Type - "A", on the 3<sup>rd</sup> Floor , measuring more or less 750 square feet Built up areas ( including covered area + stair + Lift & corridor ).
- D. One complete residential Flat Type - "A", on the 4<sup>th</sup> Floor , measuring more or less 750 square feet Built up areas ( including covered area + stair + Lift & corridor ).
- E. One complete Garage being no. - L containing an area 200 Sqft built up area on the ground floor of the Building .

The Owners shall also jointly entitle to get absolutely an amount of Rs. 30,00,000/- (Rupees Thirty Lacs ) only from the Developer and the said amount will be paid by the manners as follows :

- I) On the date of Registration of these presents Rs.1,00,000/- ( Rupees One Lacs ).
- II) Balance amount of Rs. 29, 00, 000/- (Rupees Twenty Nine Lacs) only at the time of handover the Khas peaceful vacant possession of the schedule land in favour of the Developer.

The above allocation/s (hereinafter referred to as the "Owners' Allocation") are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in future in the New Project under the clause Owner's Allocation.

On completion of the respective Flats and Garage the Developer shall hand over the Owners' Allocation to the Owner together with the rights in common facilities and amenities in the building.

That Handover the Allocation of the flats and Garage will be done on the request of the Owners amicably in presence of the Developer's authorized representative and the Owners hereby accepts the same without any dispute.

The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be finished as per Fourth Schedule hereunder written.

The Development Agreement along with finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area 04 Cotthas 01 Chhitaks. 41 Sqft



1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners' Allocation as stated in clause 1.7 all the remaining balance constructed space/area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon sign of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising of the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deem fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

1.9 BUILDING PLANS Such plans will be prepared by the Developer Firm for construction of the multi storied building at the subject land including its modification, rectification and amendments, if any and to be submitted for sanction before the concerned Municipal authorities as the case may be.

1.10 POWER TO SIGN PROPOSED SANCTION PLAN AND AMMENDMENTS THERETO

The Owners do hereby authorize the Developer Firm to sign as their constituted attorney in the plan to be submitted before the concerned Municipality and in any amendment of such plan.

1.11 COST OF THIS AGREEMENT: The Developer shall bear the cost of Stamp Duty and Registration, any other legal fees and charges to be paid on this Agreement and the Power of Attorneys.

1.12. JURISDICTION: Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction in North 24 Parganas only.

113 NOTICE AND ADDRESS: The address of the parties for the purpose of any correspondence shall be as stated above. Each party shall give notice under acknowledgement to the other of any change in address as soon as possible. All communications shall be sent by registered post with acknowledgement due or delivered personally with written acknowledgement and will be deemed to have been received by the addressee within three working days of dispatch.

114 FORCE MAJEURE: The parties hereto shall not be considered to be 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, riot, war, storm, tempest, civil, commotion, strikes etc.

#### ARTICLE - I- COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of its execution.

#### ARTICLE - II - OWNERS RIGHT AND REPRESENTATIONS

2.1 The Owners jointly indemnify that they are jointly seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

2.2 None other than the Owner have any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.

2.3 The owner further indemnify that the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisitions whatsoever or howsoever.

2.4 Owners shall liable to pay C.S.T and / or T.D.S. and / or Income Tax charges as deemed by the competent Authority upon their agreeable consideration money which shall be paid by the Developer to the Owner.

#### ARTICLE - III - DEVELOPER'S RIGHTS

3.1 The Owners hereby grant exclusive right to the Developer to build upon and to exploit commercially the said Schedule property and construct thereon the said building in accordance with the building Plans to be duly sanctioned by the concerned Municipal authorities with or without any amendment and/or modification there to made or caused to be made by the Developer hereto.

3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building after adjusted Flats/Shops Godown , Office and Garage as per clause no. 17 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

3.3 The Developer shall have the authority to deal with those properties in terms of the agreement to negotiate with any person or persons or enter into any contract of



agreement or borrow money or taking any advance against the entire allocation or acquire right under this agreement.

3.4 That the Developer shall carry out the construction work at their own costs in a most skilful manner and shall remain fully liable for all its acts deeds and things whatsoever.

3.5 Booking from intending purchaser for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser will be signed in their own name on behalf of the owner as its Constituted Attorney.

3.6 On completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative and Power of Attorney holder of the Owner.

3.7 All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from owners allocation.

3.8 That the Developer have absolute right to amalgamate the adjacent plots of the other adjacent plot Owners in a single holding before the Khardah Municipality of the Schedule property and also have right to amalgamate besides the plots of the schedule property further adjacent plots if it need in future.

#### ARTICLE - IV - CONSIDERATION

4. In consideration of the Owners having agreed to grant the Developer Firm to construct, erect, build and complete the said multi storied building as per the sanctioned plan from the concerned Municipal authorities and handover the said Owners allocation after completion of the said multi storied building and the Developer has agreed to build the said multi storied building at their own cost and expense and the owner shall not be required to contribute towards the construction of the said multi storied building or otherwise subject to the provision that the owners shall not interfere during the development in any manner whatsoever.

#### ARTICLE -V - SPACE ALLOCATION

5.1. On completion of the new building according to the sanction building plan the developer shall be entitled to the entire portion of their allocation including the said common service areas and all sorts of easements rights and the proportionate share in the land and the developer shall have every liberty to commercially exploit the same.

5.2 Subject as aforesaid the common portion the open spaces of the said building's shall jointly belong to the developer and its nominee or nominees and the Owner.

5.3 All the flats and other areas in the said multi storied building/s (hereinafter referred to as "the Developer's Allocations" shall belong to the Developer and the Developer shall be at liberty to sell transfer or deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -VI- COMMON RESTRICTION.

The Owners' Allocation in the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the said new Building intended for common benefits of all occupiers of the new Building which shall include the following.

6.1 All the Parties shall abide By all laws, bye Laws , rules and regulations of the Government , local bodies and Associations when formed in future as the case may be without invading the rights of the Owners.

6.2 The original Agreement, Original Title Deeds and all other necessary documents and permission in original from different Authority , original Sanction Plan , original Tax receipts etc . in respect of the said property shall be kept at the Office of the Developer for the inspection of the intending purchasers subject to the above all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owners' Association.

ARTICLE - VII - BUILDING

7.1 The Developer shall at its costs construct, erect and complete the buildings at the said property in accordance with the sanction plan with good and standard quality ( as per I.S. Standard ) materials as may be specified by the Architects from time to time.

7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

7.3 The Developer Firm shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.



7.4. The Developer Firm shall at their own cost and expenses and without creating any financial or other liability on the Owner, construct and complete the said building comprising of various flats and/or apartments therein in accordance with the sanction plan and any amendment thereto or modification thereof caused to be made by the Developer Firm.

7.5 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

7.6 The Developer Firm shall decide the name of the Building .

#### ARTICLE – VIII – PRE COMMENCEMENT AND CONSTRUCTION COMPLETION

8.1 Pre- commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by the Owners in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.

8.2 That either from the date of obtaining sanctioned Building Plan and or from the date of demolishing the existing structure whichever is later since from such date (subject to force majeure conditions) require 30 ( Thirty ) months to complete the Owners' Allocation and hand over the possession after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owner will not be deprived of their right to enjoy the common facilities without any inconveniences to be faced by them.

8.3 Once the sanction of the building plan is obtained from the appropriate authority, the Developer shall start construction activity immediately and the Owner will not raise any objection thereto as the time is the essence of the Said Project.

8.4 Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorneys shall arise from either side of Owner or the Developer and all conditions of this Agreement shall prevail.

#### ARTICLE – IX – COMMON EXPENSES

The Owner shall pay and bear all property tax and other dues and outgoings in respect of the entire property accruing due till the date of handing over vacant possession by the Owners to the Developer Firm.

#### ARTICLE – X – OWNER'S OBLIGATIONS

10.1 The Owner shall hand over the vacant possession of the entire said Schedule property to the Developer simultaneously with the execution of these presents for construction of the building/s on the said property in terms of this Agreement.

10.2 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction and completion of the said building at the said property by the Developer.

10.3 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be restrained from selling, assigning and/or disposing of any of the Developer's allocation in the building at the said property.

10.4 The Owners shall authorize the Developer to mortgage the property for raising necessary funds/finance from the Fls' and/or Bank or Banks or Body-Corporate as and when it would be required, save & except mortgaging the owner share in the project & on the indemnification of the Owners that any liability on the aspects of financial nature shall be fully & satisfactorily borne by the said developer only without encumbering title, interest etc. of the owners share in the said project.

10.5 The Owner shall not let-out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

10.6 The Owner hereby agree and undertake that the owners shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming Parties so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer Company.

10.7 The Owners shall pay sum of Rs. 20,000/- ( Rupees twenty thousand ) only for electrical infrastructural cost without provision of A.C. for each Flat upon his Three 03 Flats only and also liable to pay for each Flat Rs. 30,000/- ( Rupees thirty thousand ) only upon his Three Flats installation cost of the Lift , all amount would pay before taking possession of the respective Flat & Apurtenances.

10.8 The Owner shall grant in favour of the Developer or its nominee or nominees, a Development Power of Attorney and such Development Power of Attorney shall remain irrevocable to enable the Developer towards implementing the envisaged development expeditiously.

10.9 On the date of execution and registration of Development Agreement the Owners shall liable to handover the Original Title Deeds and Certified Copy of Judgment and Order relating to the any Suit in connection with the Schedule Property if any and its relevant documents to the Developer and after formed the Association/ Society / Committee of the proposed Building such original documents will be



returned back to the Owners and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owners and after handed over the peaceful vacant khas possession of the land by the Owner unto the Developer no further maintenance will pay by the Owners.

ARTICLE – XI – DEVELOPERS' OBLIGATION

11.1 The Developer shall conceptualize planning, designing and implementing the project construction at the said property in accordance with the said sanction plan and the specification/s mentioned in the Schedule written hereunder and with standard materials with intent that the said building will be a decent residential building at its own costs.

11.2 The Developer hereby agrees and covenants with Owner to complete the construction of the said new buildings within 30( Thirty) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

11.3 The Developer shall arrange and or provide one 01 separate residential acceptable accommodation for the owners and such accommodation shall be provided on a rental basis in the locality and the entire rent shall be borne by the developer Firm till handing over the Owners' Allocation in the proposed new building by the Developer Firm. And the entire sale proceed of the building materials after demolished the existing structure shall be conducted by the Developer absolutely.

11.4 That Developer shall submit the proposed Building Plan before the Authority concern within 03 months from the date of execution of these presents.

ARTICLE –XII – DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE –XIII– MISCELLANEOUS

13. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership.

First Schedule referred to as Said Premises

ALL THAT piece and parcel of Bastu land measuring more or less 04 Cottahs 01 Chhitahs 41 sqft Togwtherwith old dilapidated two storeyed Pucca structure measuring about 1000 sqft lying and situated on the Premises at Holding no.- 98/49/1, Mission

Para Road , P.O. - Fichara, Ward no. - 10, appertaining to Mouza - Rohara, J.L. no. - 03, Touzi no. - 184- 190, Re.Su. No. - 61, comprised and contained in R.S. Khatian no. - 169, R.S. Dg no. -876 & 878,, corresponding in L.R. Dag no.- 2140, under L.R. Khatian no.- 2602. Police Station - Rahara ( formerly it was under Khardah ), Kolkata - 700 118, District - North 24 Paganas, within the Office A.D.S.R. Office at Sodepur. butted and bounded the entire land as follows:

- On the North : 15'-0" wide Missionpara Road. ✓  
On the South : Property of Lt. Prafulla Kr. Banerjee  
On the East : House of Subhas Chakraborty.  
On the West: : Bhabanath School Playground.

Second Schedule Referred to as Owners' Allocation

OWNERS' ALLOCATION (SHARE) : AND PAYMENT OF CONSIDERATION

- A. One complete residential Flat Type - "A", on the Ground Floor, measuring more or less 750 square feet Built up areas ( including covered area + stair + Lift & corridor ). ✓  
B. One complete residential Flats Type - "D", on the 1<sup>st</sup> Floor, measuring more or less 1075 square feet Built up areas ( including covered area + stair + Lift & corridor ). ✓  
C. One complete residential Flat Type - "A", on the 3<sup>rd</sup> Floor, measuring more or less 750 square feet Built up areas ( including covered area + stair + Lift & corridor ).  
D. One complete residential Flat Type - "A", on the 4<sup>th</sup> Floor, measuring more or less 750 square feet Built up areas ( including covered area + stair + Lift & corridor ). ✓  
E. One complete Covered Garage being no. -1, containing an area 200 Sqft super built up area

The Owners shall also jointly entitle to get absolutely an amount of Rs. 30,00,000/- (Rupees Thirty Lacs ) only from the Developer and the said amount will be paid by the manners as follows :

I) On the date of Registration of these presents Rs.1,00,000/- ( Rupees One Lacs ).

II) Balance amount of Rs. 29, 00, 000/- (Rupees Twenty Nine Lacs) only at the time of handover the Khas peaceful vacant possession of the schedule land in favour of the Developer.

The above allocation/s (hereinafter referred to as the "Owners' Allocation") and payment of Consideration are fixed, deemed final and free of cost. No further claim,



whatsoever in nature, will be entertained in future in the New Project under the clause Owner's Allocation.

### Third Schedule Referred to as Developer's Allocation

Besides the Owners' Allocation as stated in clause 1.7 all the remaining balance constructed spaces / areas together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof areas of the building(s) under the entire project.

### Fourth Schedule Specification of Building With Flats

Building And Wall	:-	RCC Super structure with Grade-1 quality materials, local brick field's bricks.
External wall	-	8" inch thickness brick wall , plaster with cement mortar.
Internal Wall	-	5" inch thickness and plaster with cement mortar for common wall .& inside partition wall 3"/5" inch thickness with cement mortar .
Flooring	:-	All floors finished with Floor Tiles 16" x 16" , except Toilet and Kitchen
Toilet		Bathroom fitted upto 6' height glazed tiles of standard brand . Toilet of Indian /commodes type , standard P.V.C . cistern . Floor finished with Floor Marble . All fittings are in standard type one wash hand basin is in dinning space of each Flat & one Hand shower
Kitchen	:-	Cooking Platform blackstone and Steel sink , 3' height glazed tiles standard above the platform, finished with Marble floor.
Doors	:-	All doors will be flash door, Bathroom P.V.C. and all frames Malayasia Sal wood ( except Bathroom)
Windows	:-	Aluminum sliding and/or openable window will be provided with black glass fitted.
Water Supply	:	According to the supply of Municipal water

Plumbing		Toilet conceal type with two bibcock , one shower , one point for flush tank , all fittings are standard quality
Varandah	::	Grill/ brick will be provided upto 2'6" feet height
Electricity	::	Full concealed wiring . Bedroom – Two light point , One fan, One 5 amp. Plug point , - One light point , one point for water purifier . Toilet – One light point & one exhaust point One light point at main Entrance, one Gezer point on each toilet
Walls		Inside wall of the Flat will be finished with plaster of parish and external wall with super snowcem or equivalent.
Painting		All doors and windows frame and grill painted with two coats primer & painting finish .
Extra Work		Any work other than specified above would be extra work for which separate payment required to be paid by Owners accordingly.

Fifth Schedule above referred to  
Common Areas and Facilities for the Flat

1. The foundation , columns, beams, supports , Path and Passages for free egress and Ingress leading to the said Unit.
2. Water Pump its Motor, Water Tanks, Water Pipes and other Plumbing installations.
3. Over head & Underground Water Reservoir , Electric Meter room / space if any,
4. Drainage sewers and rain water pipes. Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipments installations, fixtures fittings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor roof, Lift .
7. All other areas, facilities and amenities for common use and enjoyment of Said Complex.



Sixth Schedule above referred to Maintenance for the Flat Owners

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating and rebuilding, reconstructing, lighting the common portions and the common areas of the proposed building including the outer walls.
2. All charges, deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs and replacements of pumps, its motor, Lift and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift etc.

Seventh Schedule Common Easement Right

The Owner shall allow to each other and the association upon its formation and taking over maintenance and management of the Building the following rights easements quasi easement privileges and or appurtenances.

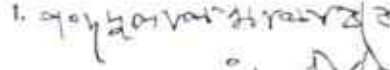
- 1) The Owner with the Other CO- owners of the different flats shall use the said general common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other flat owners.
- 2) The right of passage in all the common portions.
- 3) The right of passage of utilization including connection for telephone, television, pipes etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection each portion of the building by the Owners.
- 5) Such right support easement and appurtenances and as are usually held used occupied or enjoyed as part or parcel of the said Flat.
- 6) Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owners shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed together with all the benefit and facilities as herein specifically provided with all benefit and facilities as herein specifically provided and it shall be heritable and transferable.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Signed and delivered by the  
Owner Nanda Dulal Malakar  
& Smt Susmita Malakar  
At Kolkata

In the presence of:

Japas Chandra  
Advocate

1. 
2. Susmita Malakar.

Signed and delivered by the  
Developer Pioneer Associates

By their Partners

At Kolkata

In the presence of:

PIONEER ASSOCIATES

1.  Partner
2. 

Drafted & Prepared by



Japas Chandra

Associate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no.- WB-731/1992



MEMO OF CONSIDERATION

We Sri Nanda Dulal Malakar & Smt. Susmita Malakar jointly Received from the within named Developer the Sum of Rs. 1,00,000/- (Rupees One Lac) only as per memo of consideration mentioned below.

by -

Vide cheque no - 005096 dt. 30.01.2021. Over. B.O.B.	Rs. 92500
Vide cheque no - 005097. dt. 30.01.2021. Over. B.O.B.	Rs. 7500
	<hr/>
	Total Rs. 1,00,000/-

( Rupees One Lac ) only

Signed and delivered by the  
Owners Nanda Dulal Malakar  
& Smt Susmita Malakar  
In the presence of

1. Sunanda Malakar  
40, Mission Para  
K01-118

2. Subarna Malakar.  
40, Mission Para, Rahata - 70  
700118

3. Japas Lynda  
Advocate

1. *[Handwritten signature]*

2. *[Handwritten signature]*

**OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS**  
**D.S.R. - BARASAT & R.A. - KOLKATA**

STATUS: PRESENTANT  
 LEFT HAND FINGER PRINT Name: NANDA DULAL MALAKAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE Nanda Dulal Malakar

2. LEFT HAND FINGER PRINT Name: SUSMITA MALAKAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE Susmita Malakar

3. LEFT HAND FINGER PRINT Name: KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Kanti Ranjan Das

4. LEFT HAND FINGER PRINT Name: GOPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Gopal Das





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192020210217228251  
GRN Date: 31/01/2021 12:07:31  
BRN: IK0AYLBVK1  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 31/01/2021 12:01:43  
Payment ID: 2000190806/1/2021  
[Query No\*Query Year]

Depositor Details

Depositor's Name: PIONEER ASSOCIATES  
Address: KHARDAH STATION ROAD PO PS KHARDAH KOLKATA 700117  
Mobile: 7980626720  
Depositor Status: Buyer/Claimants  
Query No: 2000190806  
On Behalf Of: Mr Tapas Chanda  
Identification No: 2000190806/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000190806/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000190806/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	3042

IN WORDS: THREE THOUSAND FORTY TWO ONLY.

### Major Information of the Deed

Deed No :	I-1524-00768/2021	Date of Registration	01/02/2021
Query No /Year	1524-2000190806/2021	Office where deed is registered	
Query Date	27/01/2021 2:39:07 PM	1524-2000190806/2021	
Applicant Name, Address & Other Details	Tapas Chanda Sealdah Civil Court,Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 58,37,515/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Missionpara Road, Mouza: Rahara, .  
Ward No: 10, Holding No:98/49/1 JI No: 3, Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2140 (RS :- )	LR-2602	Bastu	Bastu	4 Katha 1 Chatak 41 Sq Ft	42,00,000/-	50,87,515/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					6.7971Dec	42,00,000 /-	50,87,515 /-	



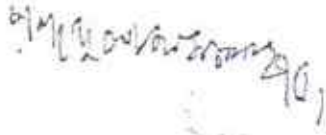



#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	3,00,000/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	3,00,000 /-	7,50,000 /-	





**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Nanda Dulal Malakar</b> Son of Late Gour Netai Malakar Executed by: Self, Date of Execution: 01/02/2021 , Admitted by: Self, Date of Admission: 01/02/2021 ,Place : Office	<b>Photo</b>  01/02/2021	<b>Finger Print</b>  LTI 01/02/2021	<b>Signature</b>  01/02/2021
98/49/1 Mission Para Rd, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/02/2021 , Admitted by: Self, Date of Admission: 01/02/2021 ,Place : Office				
2	<b>Name</b> <b>Smt Susmita Malakar</b> Wife of Mr Nanda Dulal Malakar Executed by: Self, Date of Execution: 01/02/2021 , Admitted by: Self, Date of Admission: 01/02/2021 ,Place : Office	<b>Photo</b>  01/02/2021	<b>Finger Print</b>  LTI 01/02/2021	<b>Signature</b>  01/02/2021
98/49/1 Mission Para Rd, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GMxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/02/2021 , Admitted by: Self, Date of Admission: 01/02/2021 ,Place : Office				



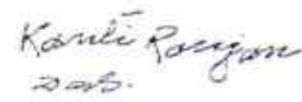


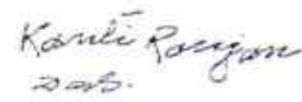


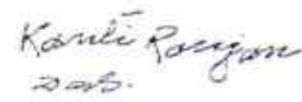









**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Pioneer Associates</b> Khardah 12A/1/35 Khardah Station Rd, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, 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> <b>Mr Kanti Ranjan Das</b>                      Son of Late Nalini Kanta Das                      Date of Execution -                      01/02/2021, , Admitted by:                      Self, Date of Admission:                      01/02/2021, Place of                      Admission of Execution: Office                 </td> <td>                       Feb 1 2021 2:12PM                 </td> <td>                       LTI                      01/02/2021                 </td> <td>                       01/02/2021                 </td> </tr> </tbody> </table> <p>1 No Suryasen Nagar, P.O:- Khardaha, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pioneer Associates</p>	Name	Photo	Finger Print	Signature	<b>Mr Kanti Ranjan Das</b> Son of Late Nalini Kanta Das Date of Execution - 01/02/2021, , Admitted by: Self, Date of Admission: 01/02/2021, Place of Admission of Execution: Office	 Feb 1 2021 2:12PM	 LTI 01/02/2021	 01/02/2021
Name	Photo	Finger Print	Signature						
<b>Mr Kanti Ranjan Das</b> Son of Late Nalini Kanta Das Date of Execution - 01/02/2021, , Admitted by: Self, Date of Admission: 01/02/2021, Place of Admission of Execution: Office	 Feb 1 2021 2:12PM	 LTI 01/02/2021	 01/02/2021						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Gopal Das (Presentant)</b>                      Son of Late Narayan Chandra Das                      Date of Execution -                      01/02/2021, , Admitted by:                      Self, Date of Admission:                      01/02/2021, Place of                      Admission of Execution: Office                 </td> <td>                       Feb 1 2021 2:12PM                 </td> <td>                       LTI                      01/02/2021                 </td> <td>                       01/02/2021                 </td> </tr> </tbody> </table> <p>Sasadhar Tarafdar Rd, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx5H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pioneer Associates (as Partners)</p>	Name	Photo	Finger Print	Signature	<b>Mr Gopal Das (Presentant)</b> Son of Late Narayan Chandra Das Date of Execution - 01/02/2021, , Admitted by: Self, Date of Admission: 01/02/2021, Place of Admission of Execution: Office	 Feb 1 2021 2:12PM	 LTI 01/02/2021	 01/02/2021
Name	Photo	Finger Print	Signature						
<b>Mr Gopal Das (Presentant)</b> Son of Late Narayan Chandra Das Date of Execution - 01/02/2021, , Admitted by: Self, Date of Admission: 01/02/2021, Place of Admission of Execution: Office	 Feb 1 2021 2:12PM	 LTI 01/02/2021	 01/02/2021						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kushal Saha</b> Son of Mr P Saha West Panshila, P.O:- Panshila, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700112	 01/02/2021	 01/02/2021	 01/02/2021
Identifier Of Mr Nanda Dulal Malakar, Smt Susmita Malakar, Mr Kanti Ranjan Das, Mr Gopal Das			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Nanda Dulal Malakar	Pioneer Associates-3.39854 Dec
2	Smt Susmita Malakar	Pioneer Associates-3.39854 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Nanda Dulal Malakar	Pioneer Associates-500.00000000 Sq Ft
2	Smt Susmita Malakar	Pioneer Associates-500.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Missionpara Road, Mouza: Rahara, ,  
Ward No: 10, Holding No:98/49/1 JI No: 3, Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2140, LR Khatian No:- 2602	Owner: ব্রজ কটাচারী, Gurdian: বিক্রম কটাচারী, Address: বিক্রম কটাচারী, Classification: কৃষ্ণ, Area: 0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.





Endorsement For Deed Number : I - 152400768 / 2021

On 01-02-2021

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

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

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

Presented for registration at 13:58 hrs on 01-02-2021, at the Office of the A.D.S.R. SODEPUR by Mr Gopal Das ..

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 58,37,515/-

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

Execution is admitted on 01/02/2021 by 1. Mr Nanda Dulal Malakar, Son of Late Gour Netal Malakar, 98/49/1 Mission Para Rd, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 2. Smt Susmita Malakar, Wife of Mr Nanda Dulal Malakar, 98/49/1 Mission Para Rd, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife

Identified by Mr Kushal Saha, , Son of Mr P Saha, West Panshila, P.O: Panshila, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Others

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

Execution is admitted on 01-02-2021 by Mr Kanti Ranjan Das,

Identified by Mr Kushal Saha, , Son of Mr P Saha, West Panshila, P.O: Panshila, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Others

Execution is admitted on 01-02-2021 by Mr Gopal Das, Partners, Pioneer Associates, Khardah 12A/1/35 Khardah Station Rd, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Kushal Saha, , Son of Mr P Saha, West Panshila, P.O: Panshila, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,021/- ( B = Rs 1,000/-, E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2021 12:08PM with Govt. Ref. No: 192020210217228251 on 31-01-2021, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AYLBVK1 on 31-01-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2981, Amount: Rs.5,000/-, Date of Purchase: 22/01/2021, Vendor name: SEALDAHA CIVIL COURT

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/01/2021 12:08PM with Govt. Ref. No: 192020210217228251 on 31-01-2021, Amount Rs: 2,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AYLBVK1 on 31-01-2021, Head of Account 0030-02-103-003-02



Indradip Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
North 24-Parganas, West Bengal

artificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 1524-2021, Page from 30788 to 30823

being No 152400768 for the year 2021.



Digitally signed by INDRADIP GHOSH  
Date: 2021.02.05 16:20:18 +05:30  
Reason: Digital Signing of Deed.

(Indradip Ghosh) 2021/02/05 04:20:18 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



PIONEER ASSOCIATES

 Partner

(This document is digitally signed.)