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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 679147

Additional District Sub-Registrar
 Sodepur, North 24-Parganas
 West Bengal
 India

G
92/241795

Additional District Sub-Registrar
Sodepur, North 24-Parganas

08 FEB 2021

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this
8th day of February Two Thousand Twenty One 2021 in *Christian*
Era By and Between

[Faint handwritten signatures and text, likely names of the parties involved in the agreement.]

NO. 2982. Value. 5000/-
Date 22.01.2011
Sold to Tapan Chandra Adh.
Address Sealdah civil court
Kolkata.
Vendor.. Sealdah Civil Court
ALOKA MUMUKSHUS



A.

Additional District Sub-Registrar
Sealdah, North 24 Parganas

08 FEB 2011

Sandip Das
S/o Sandip Das
R.K. Pally Panikhati,
P.S. - Khordah, KOL-14

3.1 Smt. Alok Banerjee, Pan no. - AEEP84412K, Daughter of Late Profulla Kumar Banerjee, by Religion - Hindu, by Occupation - Retired, residing at 74/48, Missionpara Road, P.O.- Rahara, Police Station - Rahara, District - North 24 Parganas, Kolkata - 700 118.

3.2 Smt. Satiwiki Chakraborty, Pan no. - BAEP6422R, Wife of Sri Ranabir Chakraborty, by Religion - Hindu, by Occupation - House wife, residing Subhasini Tea Estate, P.O.- Haimara, District - Alipurduar.

3.3 Smt. Koushiki Kar, Pan no. - AJVPK7981Q, Wife of Sri Subir Kar, by Religion - Hindu, by Occupation - Retired, residing at 30A, Mondalpara, P.O.- Barrackpore, Kolkata - 700 120.

3.4 Smt. Susmita Ganguly, Pan no. - AQEPG2189E, wife of Sri Tapan Kumar Ganguly, by Religion - Hindu, by Occupation - House wife, residing at 74/48, Missionpara Road, ward no. - 10, P.O.- Rahara, Police Station - Rahara District - North 24 Parganas, Kolkata - 700 118.

3.5 Smt. Ira Halder Pan no. - AEVTH7154M, wife of Sri Tapan Halder, by Religion - Hindu, by Occupation - House wife, residing at 2A, Panchanantala Road, "Janani Apartment" Police Station - Belgharia, 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 assigns etc of the First Part.

3.2 "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, District - North 24 Parganas, Kolkata - 700 117 and 2) SRI GOPAL DAS, Pan no. - ACAPD0725H, 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 .. (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, executors, and or assigns etc.), of the Other Part.

(Hereinafter called and referred to as the "DEVELOPER", which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, executors, and or assigns etc. of the Other Part.)

and during holding and possessing the said land said Prafulla Kumar Bandopadhyay alias Banerjee, died intestate in Dayabhaga Hindu School of Law on 23/06/1993 leaving behind him surviving his five daughters namely Smt. Alok Banerjee, Smt. Sattwiki Chakraborty, Smt. Koushiki Kar, Smt. Susmita Ganguly and Smt. Ira Halder as his only legal heirs and successors according to the Hindu Succession Act and they all jointly inherited the Estate of deceased Prafulla Kumar Bandopadhyay alias Banerjee. Be it mention here Bina Pani Banerjee, wife of said Prafulla Kumar Bandopadhyay predeceased him who died intestate on 11/12/1988.

4.4 Chain of Title in connection with Title Deed vide no. - 01661 for the year 2013

Thereafter said Tapon Kumar Ganguly being the absolute Owner in respect of land measuring more or less 01 cotoh 14 Chhitaks with natural love and affection duly gifted, transferred and assigned his entire gifted land unto his wife Smt. Susmita Ganguly, the Owner no. - 3.4 herein, through a registered Deed of Gift, which was registered on 26/02/2013, in the Office of A.D.S.R. at Bar rockpore, recorded into Book no - 1, CD Volume no.- 06, written in pages from 1365 to 1380, Being no. - 01661 for the year 2013.

4.4 Chain of Title in connection with Title Deed vide no. - 01664 for the year 2013

Thereafter said Susmita Ganguly, after obtaining and owned the above gifted property and being the absolute Owner in respect of land measuring more or less 01 cotoh 14 Chhitaks with natural love and affection duly gifted, transferred and assigned undivided and undemarcated 5/4th share of land i.e. measuring 01 Cottoh 08 chhitaks with proportionate undivided and undemarcated pucca structure out of her above gifted land unto her four sisters namely Smt. Alok Banerjee, Smt. Sattwiki Chakraborty, Smt. Koushiki Kar and Smt. Ira Halder, all are the Owners herein, through a registered Deed of Gift, which was registered on 26/02/2013, in the Office of A.D.S.R. at Barrackpore, recorded into Book no - 1, CD Volume no.- 06, written in pages from 1393 to 1414, Being no. - 01664 for the year 2013.

5. Ownership of Schedule Landed Property

By the manners a foresaid all the abovenamed Owners namely Smt. Alok Banerjee, Smt. Sattwiki Chakraborty, Smt. Koushiki Kar, Smt. Susmita Ganguly and Smt. Ira Halder by way of Gift and by way inheritance became the joint Owners and entitled to joint ownership with land measuring more or less 03 Cottahs 08 chhitaks with pucca 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. Khatlan no. - 1002, R.S. Dg no. - 878/1721, within the limit of Khardah Municipality, which is clearly stated and described in the First Schedule herein below and herein after called and referred to as the Said Property.

5.1 Mutation with local Municipality under the name of the present Owners with the holding no. - 74/48, Mission Para, ward no.- 10 with the Khordah Municipality and L.R. Settlement Record under the name of erstwhile Owner Late Prafulla Kumar Bandopadhyay with L.R. Dag no. - 2139, under Khatian no. - 1715 within the Mouza - Fohara, Police Station - Rahara, District - North 24 Parganas.

6. Non encumbrances: The all Owners jointly indemnify that they have good marketable title to their Schedule Property and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, dispensences, 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 own residential units upon their land measuring more or less 03 Cottahs 08 Chhitais 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 alternative but to search for a good reputable development concern 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 after several meetings and duly scrutinizing of the proposals of the Developer M/s Pioneer Associates, a Partnership Firm represented by its Partners 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 stored Building thereon strictly in adherence and in conformity to the Sanctioned Building Plan will be obtained from the Khordah 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;

1.1 OWNERS : Shall mean Smt. Alok Banerjee, Smt. Sattwiki Chakraborty, Smt. Koushiki Kar, Smt. Susmita Ganguly and Smt. Ira Halder and their legal heirs and successors.

1.2 DEVELOPER: Shall mean "PIONEER ASSOCIATES", Pan no. - AAMFP7725R, a Partnership Firm, Registered Office at Khordah, 12A/1/35, Khordah Station Road, P.O. + P.S. - Khordah, 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.

PREMISES : ALL THAT piece and parcel of Eastu land measuring more or less 03 Cents 08 Chhitabs, lying and situated at 74/48, Mission Para, ward no.- 10 with the Khardah Municipality and L.R. Settlement Record under the name of erstwhile Owner Late Prafulla Kumar Bandopadhyay with L.R. Dag no. - 2139, under Khatian no. - 1715 within the Mouza - Bahara, Police Station - Bahara. District - North 24 Parganas, within the Office A.D.S.R. Office at Sodepur. Described in the First Schedule hereunder written.

1.4 **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.

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

17. **OWNERS' ALLOCATION (SHARE)** : The all Owners jointly shall entitle to get the following self contained residential Flat 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 one Flat and consideration amount which are being allotted and payable by the manners as follows.

One complete residential Flats Type - "B", on the 1st Floor, measuring more or less 750 square feet Built up areas (including covered area + stair + Lift & corridor).

The Developer will pay non refundable consideration amount of Rs. 1,00,00,000/- (Rupees One Crore) only to the Owner and the said amount will be paid by the manners as follows

I) On the date of Registration of these presents Rs. 8,00,000/- (Rupees Eight Lacs).

II) After completion of Roof Casting of the Top Floor of the Building shall pay Rs.20,00,000/- (Rupees Twenty Lacs) to the Owners.

III) Balance amount of Rs. 72,00,000/- (Rupees Seventy two Lacs) only at the time of handover the Flat in favour of the Owners.

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 Flat the Developer shall hand over the Owners' Allocation to the Owners together with the rights in common facilities and amenities in the building.

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

The specification of construction and finishing for the flat to be delivered free of cost by the Developer to the Owners 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 03 Cotthas 08 Chhitaks.

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.

1.13. 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.

1.14. 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 G.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 Owner hereby grant exclusive right to the Developer to build upon and to exploit commercially the said 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 Flat , 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 these 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 skillful 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 building; 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 Khordah 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.

5.4 All the flats and other area 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 Deed and all other necessary documents and permission in original from different proper 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 purchaser 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 - OWNERS 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 FIs' 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 undertakes 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 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.

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 Owners 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 owner 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 contrive as partnership.

First Schedule referred to as Said Premises

ALL THAT piece and parcel of Baitu land measuring more or less 03 Cettels 08 Chhāts with old dilapidated structure measuring more or less 500 Square feet lying and situate at Holding no.- 74/48, Mission Para Road, Ward no.- 10, within the limit of Khardah Municipality, appertaining to Mouza - Rahara, J.L. no. - 03, Re. Su no. - 01, Touzi no. - 184-190, comprised and contained in R.S. Dag no. - 878/1721, corresponding to L.R. Dag no. - 2139, under L.R. Khatian no. - 1715, Police Station - Rahara, District - North 24 Parganas, within the Office A.D.S.R. Office within the Office A.D.S.R. Office of Sodepur, butted and bounded the entire land as follows:

On the North : Bhabanath School & Nandadul Malabar.
On the South : 6' - 0" Wide Municipal Road.
On the East : Tapas Majumder
On the West : Property of Dutta Roy Paribar

Second Schedule Referred to as Owners' Allocation and Payment of Consideration

One complete residential Flats Type - "B", on the 1st Floor, measuring more or less 750 square feet Built up areas (including covered area + stair + Lift & corridor).

The Developer will pay non refundable consideration amount of Rs. 1,00,00,000/- (Rupees One Crore) only absolutely to the Owner and the said amount will be paid by the manners as follows.

I) On the date of Registration of these presents Rs. 8,00,000/- (Rupees Eight Lacs).

II) After completion of Roof Casting of the Top Floor of the Building shall pay Rs. 20,00,000/- (Rupees Twenty Lacs) to the Owners Rs. 20,00,000/- (Rupees Twenty Lacs).

III) Balance amount of Rs. 72,00,000/- (Rupees Seventy Two Lacs) only at the time of handover the Flat in favour of the Owners.

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.

F. The share in Common areas, being the undivided, impartible, proportionate and variable share and / or interest in the Common Areas of the Project described in First Schedule, above as be attributable and appurtenant to the Said Complex.

G. The Land Share, being undivided, impartibly, proportionate and variable share in the land underneath the said Block/Building, as be attributable and appurtenant to the Said Apartment.

Third Schedule Referred to as Developer's Allocation

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 areas of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoarding 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.

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 flush door, Bathroom P.V.C. and all frames Malaysia Sal wood (except Bathroom).
Windows	:-	Aluminum sliding and/or open able window will be provided with black grids 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 Owners 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 Smt. Aloka Banerjee
Smt. Sattwikhi Chakraborty,
Smt. Koushiki Kar, Smt. Sumita
Ganguly and Smt. Ira Halder
At Kolkata

In the presence of :

Sattwikhi Chakraborty
Witness
Alipore District

1. *Aloka Banerjee*
2. *Sattwikhi Chakraborty.*
3. *Koushiki Kar*
4. *Sumita Ganguly*
5. *Ira Halder*

Signed and delivered by the
Developer Pioneer Associates
By their Partners
At Kolkata

In the presence of:

Tapas Chanda
2A, Pancharantala Kol
KOL-700056.
Drafted & Prepared by

Tapas Chanda

Tapas Chanda
Advocate
Sealdah Civil Court
Kolkata - 700 014
Enrolment no. - WB/731/1992

- PIONEER ASSOCIATES
1. *Koushiki Kar* Partner
 2. *Tapas Chanda* Partner

MEMO OF CONSIDERATION

We Smt. Aloka Banerjee Smt. Sattwika Chakraborty, Smt. Koushiki Kar, Smt. Susmita Ganguly and Smt. Ira Halder jointly Received from the within named Developer the Sum of Rs. 8,00,000/- (Rupees Eight Lacs) only, as per memo of consideration mentioned below.
by :-

i) Cheque No - 005039 Dated - 18/01/2021 Over E.O.B	Rs. 1,00,000/-
ii) Cheque No - 005040 Dated - 18/01/2021 Over E.O.B	Rs. 85,000/-
iii) Cheque No - 005041 Dated - 18/01/2021 Over E.O.B	Rs. 15,000/-
iv) Cheque No - 005042 Dated - 18/01/2021 Over E.O.B	Rs. 1,85,000/-
v) Cheque No - 005043 Dated - 18/01/2021 Over E.O.B	Rs. 15,000/-
vi) Cheque No - 005044 Dated - 18/01/2021 Over E.O.B	Rs. 1,85,000/-
vii) Cheque No - 005045 Dated - 18/01/2021 Over E.O.B	Rs. 15,000/-
viii) Through NEFT. Dated - 19/01/2021 Over B.O.B	Rs. 1,85,000/-
ix) Cheque No - 005059 Dated - 19/01/2021 Over B.O.B	Rs. 15,000/-

Total Rs. 8,00,000/-

(Rupees Eight Lacs) only














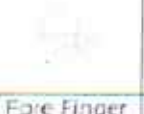


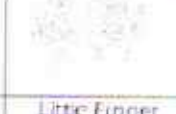



























Signed and delivered by the
Owner Smt. Aloka Banerjee
Smt. Sattwika Chakraborty,
Smt. Koushiki Kar, Smt. Susmita
Ganguly and Smt. Ira Halder
At Kolkata

In the presence of :


1. *Ranabir Chakraborty*
Hasimara
Alexandra
2. *Ira Halder*
2A, Pancharatna Rd
KOL-700056

1. *Aloka Banerjee*
2. *Sattwika Chakraborty*
3. *Koushiki Kar*
4. *Susmita Ganguly*
5. *Ira Halder*

SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODIPUR

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
	Signature: <i>Alka Banerjee</i>					
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
	Signature: <i>Sallwiki Chakraborty</i>					
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
	Signature: <i>Koushiki Kar</i>					
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
	Signature: <i>Susmita Ganguly</i>					

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Ina Halder	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature: Ina Halder

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Kanti Ranjan Das	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature: Kanti Ranjan Das

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Gopin Das	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature: Gopin Das

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

Signature :



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

GRN Details

GRN: 192020210221660451 Payment Mode: Online Payment
GRN Date: 06/02/2021 21:52:58 Bank/Gateway: State Bank of India
BRN: IK0AYUINKS BRN Date: 06/02/2021 21:02:07
Payment Status: Successful Payment Ref. No: 2000271795/1/2021
[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: 2000271795
On Behalf Of: Mr Tapas Chanda
Identification No: 2000271795/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000271795/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000271795/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	8021
			Total	10042

IN WORDS: TEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-00991/2021	Date of Registration	08/02/2021
Query No / Year	1524-2000271795/2021	Office where deed is registered	
Query Date	05/02/2021 2:08:31 PM	1524-2000271795/2021	
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 : 8,00,000/-]		
Set Forth value:	Market Value		
Rs. 43,00,000/-	Rs. 44,70,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 8,021/- (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:74/48 JI No: 3, Pin Code : 700118









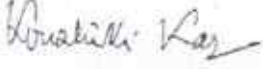
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2139 (RS :-)	LR-1715	Bestu	Bestu	3 Katha 8 Chatak	40,00,000/-	40,95,001/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
Grand Total :					5.775Dec	40,00,000 /-	40,95,001 /-	

Structure Details :





Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	3,00,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	3,00,000 /-	3,75,000 /-	



Lord Details :

Sl No	Name,Address,Photo	Finger print	Signature
1	<p>Smt Alok Banerjee Daughter of Late Prafulla Kumar Banerjee Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office</p>  <p>08/02/2021</p>	 <p>LTI 08/02/2021</p>	 <p>08/02/2021</p>
<p>74/48 Missionpara Rd, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, Ey Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office</p>			
2	<p>Smt Sattwiki Chakraborty Wife of Mr Ranabir Chakraborty Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office</p>  <p>08/02/2021</p>	 <p>LTI 08/02/2021</p>	 <p>08/02/2021</p>
<p>Subhasini Tea Estate, P.O:- Hasimara, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN - 735215 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office</p>			
3	<p>Smt Koushiki Kar Wife of Mr Subikash Kar Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office</p>  <p>08/02/2021</p>	 <p>LTI 08/02/2021</p>	 <p>08/02/2021</p>
<p>30A Mondalpara, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office</p>			









Name	Photo	Finger Print	Signature
Smt Susmita Ganguly Wife of Mr Tapan Kumar Ganguly Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			Susmita Ganguly
	08/02/2021	LTI 08/02/2021	08/02/2021
74/48 Mission Para Ward No 10, P.O:- Bahara, 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.:: AQxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Ira Halder Wife of Mr Tapes Halder Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			Ira Halder
	08/02/2021	LTI 08/02/2021	08/02/2021
2A Panchanantala, P.O:- Panchanantala, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates 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> Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 08/02/2021, , Admitted by: Self, Date of Admission: 08/02/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td>Kanti Ranjan Das</td> </tr> <tr> <td></td> <td>Feb 8 2021, 4:00 PM</td> <td>LTI 08/02/2021</td> <td>08/02/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 08/02/2021, , Admitted by: Self, Date of Admission: 08/02/2021, Place of Admission of Execution: Office			Kanti Ranjan Das		Feb 8 2021, 4:00 PM	LTI 08/02/2021	08/02/2021
Name	Photo	Finger Print	Signature										
Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 08/02/2021, , Admitted by: Self, Date of Admission: 08/02/2021, Place of Admission of Execution: Office			Kanti Ranjan Das										
	Feb 8 2021, 4:00 PM	LTI 08/02/2021	08/02/2021										



no Suryasen Nagar, P.O.- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, Ey Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx9P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pioneer Associates (as Partners)

2	Name	Photo	Finger Print	Signature
	Mr Gopal Das (Presentant) Son of Late Narayan Chandra Das Date of Execution - 08/02/2021, , Admitted by: Self, Date of Admission: 08/02/2021, Place of Admission of Execution: Office			
		Feb 02/2021 10:11PM	L1 08/02/2021	08/02/2021
23 Dr Gopal Chatterjee Rd, P.O.- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, Ey Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx5H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pioneer Associates (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Das Son of Mr Dilip Das R K Pally, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114			
	08/02/2021	08/02/2021	08/02/2021

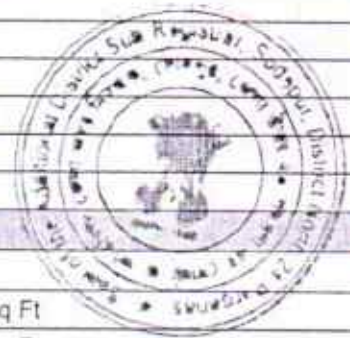
Identifier Of Smt Aloka Banerjee, Smt Sattwiki Chakraborty, Smt Koushiki Kar, Smt Susmita Ganguly, Smt Ira Halder, Mr Kantil Ranjan Das, Mr Gopal Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Aloka Banerjee	Pioneer Associates-1.155 Dec
2	Smt Sattwiki Chakraborty	Pioneer Associates-1.155 Dec
3	Smt Koushiki Kar	Pioneer Associates-1.155 Dec
4	Smt Susmita Ganguly	Pioneer Associates-1.155 Dec
5	Smt Ira Halder	Pioneer Associates-1.155 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Aloka Banerjee	Pioneer Associates-100.00000000 Sq Ft
2	Smt Sattwiki Chakraborty	Pioneer Associates-100.00000000 Sq Ft
3	Smt Koushiki Kar	Pioneer Associates-100.00000000 Sq Ft
4	Smt Susmita Ganguly	Pioneer Associates-100.00000000 Sq Ft
5	Smt Ira Halder	Pioneer Associates-100.00000000 Sq Ft



Land Details as per Land Record

District: North 24-Parganas, P.S.: Khargheta, Municipality: KHARDAH, Road: Missionpara Road, Mouza: Rahara, Ward No: 10, Holding No:74/4B/JI No: 3, PIN Code: 700118

Sch No	Plot & Khata Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2130, LR Khata No:- 1715	Owner: স্বয়ং কৃষক ব্যক্তি , Guardian: স্বয়ং , Address: বিহারপুর , Classification: সহ , Area: 0.06000000 Acre.	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152400991 / 2021

On 08-02-2021

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) 45(1), W.B. Registration Rules, 1962)

Presented for registration at 14:34 Hrs on 08-02-2021, at the Office of the A.D.S.R. SODEPUR by Mr Gopal Das ..

Certificate of Market Value (WB PUJI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 44,70,001/-

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

Execution is admitted on 08/02/2021 by 1. Smt Acka Banerjee, Daughter of Late Prafulla Kumar Banerjee, 74/48 Missionpara Rd, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 2. Smt Satiwiki Chakraborty, Wife of Mr Ranabir Chakraborty, Subhasini Tea Estate, P.O: Hasimera, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 735215, by caste Hindu, by Profession House wife, 3. Smt Koushiki Kar, Wife of Mr Subikash Kar, 30A Mondalpara, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession Retired Person, 4. Smt Susmita Ganguly, Wife of Mr Tapan Kumar Ganguly, 74/48 Mission Para Ward No 10, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 5. Smt Ira Halder, Wife of Mr Tapas Halder, 2A Pancharantala, P.O: Pancharantala, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife

Identified by Mr Sandip Das, , , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 08-02-2021 by Mr Kanti Ranjan 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 Sandip Das, , , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 08-02-2021 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 Sandip Das, , , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021/- (B = Rs 8,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2021 9:54PM with Govt. Ref. No: 192020210221660451 on 06-02-2021, Amount Rs: 8,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKCAYUINK5 on 06-02-2021, Head of Account 0030-03-104-001-16



Statement of Stamp Duty

Verified 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 Fee, Amount: Rs. 100/-
2. Stamp: Type: Imprest, Serial No. 1002, Amount: Rs 5,000/-. Date of Purchase: 22/01/2021, Vendor name: Seaidaha Civil Court

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/02/2021. A BANK with Govt. Ref. No: 192020210221660451 on 06-02-2021, Amount Rs: 2,021/-, Bank:
State Bank of India (SBIN0044001), Ref. No. IKDAYLINK5 on 06-02-2021, Head of Account 0030-02-103-003-02

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



1991/202

Certificate of Registration under Section 60 and Rule 69.
Registered in Book - I
Volume number 1024/2021, Page from 39538 to 39578
being No 102400901 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.02.15 16:45:47 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/02/15 04:45:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



PIONEER ASSOCIATES

Partner

(This document is digitally signed.)