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Sub-Registrar
 Section, No. 24-Paraganas

07 FEB 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 30th day
 of February, 2022 (Two Thousand Twenty Two) ;

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No.
 Tanggal
 Nama
 Pekerjaan
 Alamat
 Kota
 Provinsi
 Kode Pos
 No. Telp.
 No. Fax.
 No. Email
 No. HP
 No. WhatsApp
 No. Telegram
 No. Instagram
 No. Facebook
 No. Twitter
 No. YouTube
 No. LinkedIn
 No. GitHub
 No. Dribbble
 No. Behance
 No. DeviantArt
 No. SoundCloud
 No. Bandcamp
 No. Last.fm
 No. Pandora
 No. Spotify
 No. Apple Music
 No. Amazon Music
 No. YouTube Music
 No. Tidal
 No. Deezer
 No. SoundCloud
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 No. Last.fm
 No. Pandora
 No. Spotify
 No. Apple Music
 No. Amazon Music
 No. YouTube Music
 No. Tidal
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 Debrah Mulyono
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 Sub Registrar, March 24, 2022

Sandip
 Sri Dimp
 Rk Lany, Samkati
 Bn Khantak, Kat-114

B E T W E E N

(1) SRI PARTHA MAZUMDER, PAN - ASLPM8314J, son of Late Prasanta Kumar Mazumder and (2) SRI SOUMITRA MAJUMDER, PAN - ADLPM4251B, son of Late Santosh Kumar Majumder, both are by Religion: Hindu, by Nationality : Indian, by Occupation : No.1 Service and No.2 Business, both are residing at REGENT PARK. P.O. and P.S. - Rahara, District - North 24 Parganas, Kolkata - 700118, hereinafter jointly called and referred to as the " LAND OWNERS " (which term or expression shall unless excluded by and repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators and/or assigns etc.) of the **FIRST PART**.

A N D

PIONEER ASSOCIATES, PAN - AAMFP7725R, a Partnership firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely (1) SRI KANTI RANJAN DAS, PAN - ADSPD7299P, son of Late Nalini Kanta Das, by Religion: Hindu, by Nationality: Indian, by Occupation : Business, residing at 1 No. Suryasen Nagar, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, and (2) SRI GOPAL DAS, PAN - AGAPD0725H, son of Late Narayan Chandra Das, by Religion: Hindu, by Nationality : Indian, by Occupation : Business, residing at "KIRONALAY", Sasadhar Tarafder Road, P.O.- Sukchar, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O.- Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as the "DEVELOPER" (which

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term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, and/or assigns etc.) of the **SECOND PART.**

WHEREAS, one **SRI BISWANATH BASAK**, son of Late **Kartick Chandra Basak** purchased a piece of Land measuring 13 Cottahs 14 Chittacks 4 Sq. Ft., lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised in Dag No. 243, under Khatian 131, within the limits of Khurdah Municipality, under P.S. Khurdah at present Rahara, in the District- 24 Parganas at present North 24 Parganas, Sub-Registry Office, Barrackpore at present A.D.S.R. Office, Sodepur, from Sri Saroj Bhusan Mukhopadhyay through a registered Sale Deed, which was registered on 05/06/1951 at Sub-Registry Office at Barrackpore, recorded in Book No. 1, Volume No. 36. Pages from 43 to 47, being Deed No. 2592.

AND WHEREAS, by way of purchase said Sri Biswanath Basak became the absolute owner of the above said Property and constructed Structure over the said Plot of Land and while so seized and possessed of the same said Sri Biswanath Basak sold and transferred a portion of the above said Land measuring 4 Cottahs 5 Sq. Ft. or in english measurement more or less 7 Decimals (Satak) to **SANTOSH KUMAR MAJUMDER** and **PRASANTA KUMAR MAZUMDER** through a registered Deed of Sale which was registered on 06/03/1959 at Sub-Registry Office, Barrackpore and recorded in Book No. 1, Volume No. 18, written in Pages from 212 to 214, being Deed No. 1110 for the year 1959.

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AND WHEREAS, by way of aforesaid registered Deed of Sale said Santosh Kumar Majumder and Prasanta Kumar Mazumder became the joint owners in equal measure of the above said piece of Land measuring 4 Cottahs 5 Sq. Ft. which is in physical measurement more or less 3 Cottahs 15 Chittacks 12 Sq. Ft. of Land and they mutated their names in the Assessment Register of local Khardah Municipality vide Holding No. 92/134, Regent Park, in Ward No. 5 and constructed Pucca Structure over the said Land and they also recorded their names in the Settlement Records vide L.R. Khatian No. 960/1 in the name of Santosh Kumar Majumder and L.R. Khatian No. 486/1 in the name of Prasanta Kumar Mazumder; under R.S. Dag No. 243/404 and L.R. Dag No. 212 in respect of their above said Property classified as "Bastu".

AND WHEREAS, while jointly seized and possessed of the above said Property by paying municipal taxes and Govt. rents to the concern authorities said Prasanta Kumar Mazumder died intestate on 25/10/1994 leaving behind him surviving his wife namely SMT. ILA MAJUMDER, one daughter namely SMT. PARAMITA ADHIKARI and one son namely SRI PARTHA MAZUMDER (the Land Owner No.1 herein) as his only legal heirs and successors and they all jointly inherited the Undivided 1/2 Share of the above said total Property left by the deceased Prasanta Kumar Mazumder and during their joint peaceful possession and enjoyment of the same said Smt. Ila Majumder and Smt. Paramita Adhikari jointly Gifted their Undivided Share i.e. 949 Sq. Ft. of Land alongwith Pucca Structure measuring 290 Sq. Ft. on the Ground Floor and 302 Sq. Ft. on the First Floor out of the aforesaid Property to the **Land Owner No.1** herein SRI PARTHA MAZUMDER through a registered Deed of Gift (Bengali Dan Patra) which was registered on 27/01/2021 at A.D.S.R. Office.

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Sodepur and recorded in Book No.1, Volume No. 1524-2021, written in Pages from 25471 to 25495, being No. 152400601 for the year 2021, and by way of Gift and including his own Undivided Share, the the Land Owner No.1 herein SRI PARTHA MAZUMDER became the owner of the Undivided 1/2 Share out of the aforesaid total property measuring 3 Cottans 15 Chittacks 12 Sq. Ft. of Land alongwith Structure.

AND WHEREAS, above said Santosh Kumar Majumder died intestate on 19/06/2003 leaving behind him surviving his wife namely ARATI MAJUMDER (now deceased), two daughters namely SMT. SUMANA CHANDA and SMT. SAMPA KARMAKAR and one son namely SRI SOUMITRA MAJUMDER (the Land Owner No.2 herein) as his only legal heirs and successors and they all jointly inherited the Undivided 1/2 Share of the above said Property left by the deceased Santosh Kumar Majumder and during their joint peaceful possession and enjoyment of the same said Arati Majumder also expired on 05/10/2012 leaving behind her said two daughters namely SMT. SUMANA CHANDA and SMT. SAMPA KARMAKAR and one son namely SRI SOUMITRA MAJUMDER (the Land Owner No.2 herein) as her only legal heirs and successors to inherit her Undivided Share of the above said Property.

AND WHEREAS, after sad demise of said Santosh Kumar Majumder and Arati Majumder, the Land Owner No.2 herein SRI SOUMITRA MAJUMDER and above said SMT. SUMANA CHANDA and SMT. SAMPA KARMAKAR became the joint owners of the Undivided 1/2 Share of the above said total Property and during their joint peaceful possession and enjoyment of the same said Smt. Sumana Chanda Gifted her Undivided Share i.e. 474.5 Sq. Ft. of Land alongwith Pucca Structure measuring 145 Sq. Ft. on the

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Ground Floor and 151 Sq. Ft. on the First Floor out of the aforesaid Property to the **Land Owner No.2** herein SRI SOUMITRA MAJUMDER through a registered Deed of Gift (Bengali Dan Patra) which was executed on 19/01/2021 and registered on 22/01/2021 at A.D.S.R. Office, Sodepur and recorded in Book No.1, Volume No.-1524-2021, written in Pages from 21321 to 21347, being No.-152400488 for the year 2021, AND said Sampa Karmakar also Gifted her Undivided Share i.e. 474.5 Sq. Ft. of Land alongwith Pucca Structure measuring 145 Sq. Ft. on the Ground Floor and 151 Sq. Ft. on the First Floor out of the aforesaid Property to the **Land Owner No.2** herein SRI SOUMITRA MAJUMDER through a separate registered Deed of Gift (Bengali Dan Patra) which was executed on 28/01/2021 and registered on 02/02/2021 at A.D.S.R. Office, Sodepur and recorded in Book No.1, Volume No. 1524-2021, written in Pages from 31675 to 31701, being No. 152400821 for the year 2021.

AND WHEREAS, by way of above said two separate Deed of Gift and including his own Undivided Share, the Land Owner No.2 herein SRI SOUMITRA MAJUMDER became the owner of the Undivided 1/2 Share out of the aforesaid total property measuring 3 Cottahs 15 Chittacks 12 Sq. Ft. of Land alongwith Structure.

AND WHEREAS, by the forgoing facts the Land Owners herein SRI PARTHA MAZUMDER and SRI SOUMITRA MAJUMDER became the Joint Owners of the aforesaid 3 Cottahs 15 Chittacks 12 Sq. Ft. of Land alongwith Pucca Structure. Thus, the Land Owners herein being the absolute owners have been possessing and enjoying the said property with absolute right, title and interest of the same free from all encumbrances by paying municipal taxes and Govt. rents to

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the concern authority, and hence the Land Owners of the First Part herein having absolute right and authority to grant, convey, sell, gift and/or any kind of transfer in respect of the above said Property to anybody in any manner.

AND WHEREAS, the above named Land Owners of the First Part herein being desirous to develop their above said total Property morefully and particularly described in the First Schedule hereunder written and approached before the Developer of the Second Part herein **PIONEER ASSOCIATES**, having agreed mutually for development of the said Property for the purpose of raising Multi-Storied Building, consisting of several Flats/Garages and/or other units at Developer's own costs according to the sanctioned building Plan to be sanctioned by the local Khardah Municipality.

AND WHEREAS, the party of the Second Part/Developer herein having immense experience as builder and having financial capability accepted the said offer of the Land Owners for development of the said total Land by demolishing the existing Structure thereon and construction of the Multi-Storied Building over the said Land morefully described in the First Schedule written hereunder after having been satisfied as to the right, title and interest of the Land Owners, on certain terms and conditions as stipulated hereunder as mutually agreed upon by and between the parties hereto.

AND WHEREAS, for brevity and precision of this agreement following clarifications being a part of the agreement have been made.

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

ARTICLE - 1 DEFINITION

1.1 OWNERS SHALL MEAN :

(1) **SRI PARTHA MAZUMDER**, son of Late Prasanta Kumar Mazumder and (2) **SRI SOUMITRA MAJUMDER**, son of Late Santosh Kumar Majumder, both are the residents of REGENT PARK, P.O. and P.S. - Rahara, District - North 24 Parganas, Kolkata - 700118, the FIRST PART herein and their heirs, executors, administrators, successors and legal representatives.

1.2 DEVELOPER SHALL MEAN :

PIONEER ASSOCIATES, a Partnership firm having its Office at "SHREYASI APARTMENT", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its Partners namely (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das and (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, the SECOND PART herein and its heirs, executors, administrators, successors and legal representatives.

1.3 TITLE DEED : Shall mean all the documents of the title relating to the said premises or property.

1.4 PREMISES OR PROPERTY : Shall mean ALL THAT piece and parcel of "Basta" Land measuring more or less **3 (Three) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq. Ft.** alongwith **1800 Sq. Ft. Two Storied Dwelling House** thereon, morefully and particularly described in the FIRST SCHEDULE hereunder written.

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1.5 BUILDING : Shall mean a Multi-Storeed (G+4) Building or Buildings to be constructed on the said Premises or Property in accordance with the Building Plan to be sanctioned by the Authority of Khurdah Municipality at the cost of the Developer.

1.6 COMMON FACILITY : Shall mean and include Corridors, Stairways, LIFT, Passage, Tube-well, Overhead Water Tank, Water Pump, Motor and common Electric Meter Room, Roof and other facilities, which may be mutually agreed upon by and between the parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and management of the said residential complex.

1.7 THE ARCHITECT: Shall mean such qualified Architect or Architects who being appointed by the Developer, shall design and plan the building on the said premises or property and obtain the required sanction for construction of such building from the appropriate authorities, the cost of which will be borne by the Developer.

1.8 BUILDING PLAN : Shall mean such Plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Khurdah Municipality.

1.9 SALEABLE SPACE/AREA : shall mean the space/area within the building as would be made available as a flat/unit for independent use and occupation after making due provisions for Land Owners' Allocation, common facilities and space/area required thereof.

1.10 TIME : Shall mean the period of **30 (Thirty) Months** from the date of demolishing of the existing Structure over the said Land, within which the construction shall be completed by the Developer of

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1.5 BUILDING : Shall mean a Multi-Storeed (G+4) Building or Buildings to be constructed on the said Premises or Property in accordance with the Building Plan to be sanctioned by the Authority of Khurdah Municipality at the cost of the Developer.

1.6 COMMON FACILITY : Shall mean and include Corridors, Stairways, LIFT, Passage, Tube-well, Overhead Water Tank, Water Pump, Motor and common Electric Meter Room, Roof and other facilities, which may be mutually agreed upon by and between the parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and management of the said residential complex.

1.7 THE ARCHITECT: Shall mean such qualified Architect or Architects who being appointed by the Developer, shall design and plan the building on the said premises or property and obtain the required sanction for construction of such building from the appropriate authorities, the cost of which will be borne by the Developer.

1.8 BUILDING PLAN : Shall mean such Plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Khurdah Municipality.

1.9 SALEABLE SPACE/AREA : shall mean the space/area within the building as would be made available as a flat/unit for independent use and occupation after making due provisions for Land Owners' Allocation, common facilities and space/area required thereof.

1.10 TIME : Shall mean the period of **30 (Thirty) Months** from the date of demolishing of the existing Structure over the said Land, within which the construction shall be completed by the Developer of

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the Second Part and the Land Owners' Share shall be handed over to the above said Land Owners of the First Part.

PROVIDED THAT for reasons of natural calamity the said time of 30 (Thirty) Months shall be extended to a further period not exceeding 6 (Six) months, and the Developer of the Second Part shall inform the Land Owners of the First Part of such extension of time if warranted, immediately on occurrence of such event.

1.11 SPECIFICATION : Shall mean the specification required for the purpose of construction, creation, promotion, building and development of the said Multi-Storied building being the part and parcel of the residential and/or residential-cum-commercial project as morefully and particularly mentioned, described, explained, enumerated provided and given in the **FOURTH SCHEDULE** hereunder written.

1.12 LAND OWNERS' ALLOCATION shall mean :

The **LAND OWNERS** of the **FIRST PART** herein will get **40% (Forty Percent)** Super Built Up Area of the total Constructed Area, alongwith the proportionate undivided share in the Land and in common parts and/or areas at the proposed **G+4 Storied Building**, and the said **40% (Forty Percent) Area** of the proposed Multi-Storied Building will be allotted to the **Land Owners** in the following manner :

- (i) **1 (One)** self contained residential **Flat** being **Flat No. B**, on the **Second Floor** of the proposed **Multi-Storied Building**, measuring more or less **1280 Sq. Ft.** Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.

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- (ii) 1 (One) self contained residential Flat being Flat No. B, on the Third Floor of the proposed Multi-Storeyed Building, measuring more or less 1280 Sq. Ft. Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.
- (iii) The Balance Area of the Owners' Allocated Portion (Balance of above said 40% Super Built Up Area) will be handed over to the Land Owners in form of Cash Amount calculating @ Rs. 2,500/- per Square Feet and out of which the Developer has paid to the Land Owners a sum of Rs. 2,00,000/- (Rupees Two Lac) only at the time of signing of this Development Agreement and Development Power of Attorney AND the said amount will be adjusted with the above said 40% Owners' Allocated Portion. And the Balance Amount will be paid by the Developer to the Land Owners at the time of handing over the possession of the above said Flats.

Be it mentioned herein that the Two Wheeler Parking Space of the Project is not to be sold.

The Owners' Allocation is morefully and particularly mentioned in the SECOND SCHEDULE hereunder written.

1.13 DEVELOPER'S ALLOCATION shall mean :

The REST SALABLE SPACES/AREAS of the proposed Multi-Storeyed (G+4) Building Excluding Owners' Allocation, alongwith the proportionate undivided share in the Land and proportionate share

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in the common areas and facilities, to be constructed according to the sanctioned Building Plan, will be treated as DEVELOPER'S ALLOCATION.

The Developer's Allocation is morefully and particularly mentioned in the THIRD SCHEDULE hereunder written.

ARTICLE - II COMMENCEMENT

- 2.1 This Agreement shall be deemed to commence on and with effect from 25th day of February, 2022.

ARTICLE - III LAND OWNER'S RIGHT & REPRESENTATION

- 3.1 **POSSESSION** : The Land Owners are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the Developer to develop the said premises.
- 3.2 The said land premises is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.
- 3.3 The Owners or their representatives/nominees will be at liberty to make inspection of the construction works in accordance with the terms of the agreement during the course of the work at all reasonable times without causing any hindrance or obstruction to the construction activities.

ARTICLE - IV, DEVELOPER'S RIGHTS

- 4.1 The Land Owners hereby grant permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct Multi-Storied building/s upon the said

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premises of the Land Owners in accordance with the Building Plan so to be sanctioned by Khurdah Municipality at the costs and expenses of the Developer in the name of the Land Owners with or without any amendment and/or modification to be made or caused to be made thereon by the Developer.

- 4.2 All application, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Khurdah Municipality shall be prepared and submitted by the Developer on behalf of the Land Owners and the Land Owners shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the Developer.
- 4.3 It is made clear that all the Flats and/or other Units **except Owners' Allocation**, being the Developer's Allocation in the entire proposed building in all the floors and those will be property of the Developer herein and if the Developer so desire, the Developer can sell it to the prospective buyers at any consideration or price at the self discretion of the Developer but the Deed of Conveyance/Sale of the same will be made only after handing over the possession of Land Owners's Allocation to the Land Owners.
- 4.4 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Land Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof to the Developer other than exclusive licence to the developer to develop the same in terms hereof and to deal with the

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Developer's Allocation with interest to realize the amount invested with profit from the sell of Developer's Allocation.

- 4.5 The Developer upon completion of the entire constructional works of the building shall obtain Completion Certificate from appropriate authorities at their own costs and expenses and shall handover the same to the Flat Owners.

ARTICLE - V, CONSIDERATION

- 5.1 The Developer has agreed to built the said proposed Multi Storied Building on the said premises of the Land Owners exclusively at Developer's own costs and expenses and Land Owners shall not be required to contribute any sum towards the cost of construction of the said building or otherwise.
- 5.2 In consideration of the Land Owners having agreed to grant exclusive right for developing the said premises in addition to the Land Owners' Allocation. The Developer has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows:-
- (a) Space allocation to the Land Owners.
 - (b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.
 - (c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Khurdah Municipality.

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- (d) Costs, Charges and expenses incurred for installation of water supply line, electricity service connection and main meter, sewerage, drainage and other connections.

ARTICLE - VI, PROCEDURE

6.1 The Land Owners simultaneously with the execution of the present Agreement shall execute a registered Development Power of Attorney in favour of the Developer of the Second Part herein for doing all such necessary acts, deeds and things for development of the said premises of the Land Owners including obtaining the necessary building plan from the Khordah Municipality in the name of the Land Owners and all other necessary permission from different appropriate authorities to complete the constructional works of the proposed Multi-Storeyed Building as well as to enter into Agreement for Sale with different prospective purchasers towards sale of flats and/or other units and also to prepare necessary Deeds of Conveyance/Sale in respect of **Developer's Allocation**.

6.2 It is categorically agreed to between the parties hereof that, the Developer shall obtain the requisite sanctioned building plan from the authority of the Khordah Municipality and shall complete the entire constructional works of the building within the period of **30 (Thirty) Months** from the date of demolishing of the existing Structure over the said Land.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

7.1 The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Land Owners

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construct and complete the said Multi-Storeyed (G+4) Building consisting of several self contained Flats/Garages and/or other units in accordance with the sanctioned building plan.

7.2 The Developer shall on completion of the building put the Land Owners first in undisputed possession of the Land Owners' Allocation to the Land Owners togetherwith the proportionate right of common facilities and amenities to be enjoyed proportionately with other Owner of the flats/units and only after such delivery of possession of Land Owners' Allocation the developer will be entitled to make registration of Developer's Allocation in favour of prospective purchasers.

7.3 The Developer being the party of the Second Part shall be liberty with exclusive right and authority to negotiate for the sale of flats, garages and/or other units togetherwith proportionate share of land excluding the space provided under Land Owners' Allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the Developer and the Land Owners herein will have no right and share and will not be entitled to any portion thereof.

ARTICLE - VIII, BUILDING

8.1 The Developer shall at its own costs, construct, erect and complete the building at the said premises in accordance with the sanctioned plan with such materials and with such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the architect from time to time.

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- 8.2 The Developer herein bound to use good and branded quality materials, fittings and fixtures as available in the market for construction of the proposed Multi-Storied Building.
- 8.3 During the course of construction of the new building, in case of any loss or injury or damage of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property or any loss of life, the developer shall be solely liable and responsible for the same and the consequences arising there from in all respect and shall at all point of time keep the Land Owners indemnified for the same and all consequences.
- 8.4 As long as the Developer duly observe and perform its obligation in terms of this agreement, the Land Owners agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the proposed building at the said premises by the developer and not to do any act, deed or thing whereby the rights of the Developer hereunder may be affected or the developer is prevented from making or proceeding with the construction of the building.

ARTICLE - IX, COMMON RESTRICTIONS

- 9.1 The Land Owners' Allocation in the proposal building shall be subject to the same restriction and use as is applicable to the Developer's Allocation in the building intended for common benefits of all occupants of the building which shall include the followings.

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- 9.2 Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.
- 9.3 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 9.4 Both the Land Owners and the Developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so that the same may not cause any damage to the building.
- 9.5 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the building.
- 9.6 Neither party shall throw or accumulate any dirt, rubbish waster and refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 9.7 Both the parties hereto shall permit other's agents, workmen and representatives at all reasonable time to enter into others allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and it's common areas in good order and condition.

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- 9.8 The Roof of the Multi-Storied Building thus constructed will be commonly used by the Flat Owners of the building but not in permanent nature. The Roof of the said Building shall remain fully under the Ownership of the Land Owners and the Developer proportionately.
- 9.9 All the Flat Owners of the proposed Multi-Storied Building will bear the Electrical Infrastructure Costs equally after handing over the Owner's Allocation.
- 9.10 Neither Party hereto shall sell or use their respective allocations of Flats on all the floors for any purpose except for residential purpose and the prospective first buyer and subsequent buyers in case of re-sells shall also ensure to use their respective flats only for residential purpose. The sale deeds/agreements of flats on all occasions shall contain an appropriate clause to this effect.

ARTICLE - X, LAND OWNERS' OBLIGATION

- 10.1 The Land Owners doth hereby agrees and covenants with the Developer during the subsistence of the agreement not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer with effect from the date of present agreement hereof.
- 10.2 That the property under any circumstances shall not be mortgaged by the Land Owners with any bank or with private financial institution.

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- 10.3 None other than the Land Owners herein has any right, title, interest, claim and/or demand over and in respect of the said Property and/or any portion thereof.
- 10.4 The Land Owners herein further indemnify that the said property is free from all encumbrances, charges, liens, insurances, attachments, trusts, acquisition, requisition whatsoever or howsoever.
- 10.5 The Land Owners shall authorize the Developer to mortgage the Property for raising necessary funds/finance from the Financial Institute and/or Bank or Banks or Body-corporate as and when it would be required, save and except mortgaging the Owners' Share in the project and on the indemnification of the Owners that any liability on the aspects of financial nature shall be fully and satisfactorily borne by the said Developer only without encumbering title, interest etc. of the Owners' Share in the said project.

ARTICLE - XI, DEVELOPER'S OBLIGATION

- 11.1 The Developer doth hereby agrees and covenants with the Land Owners to complete the constructional works of the said Multi-Storied (G+4) Building within **30 (Thirty) Months** from the date of demolishing of the existing Structure over the said Land.
- 11.2 The Developer will be liable to arrange Temporary Residential Accommodation/Rented Flat for the Land Owners herein during the entire period of construction of the proposed Multi-Storied Building till such time that the new building is deemed perfectly fit for occupation, and the **Rental Charges** for the said Unit shall be borne by the Developer.

Contd.....21

- 11.3 That the Developer at its own costs and responsibilities will demolish the existing structure by taking necessary permission from the competent authority, and after demolishing the existing structure all the materials of the demolished structure will be the Developer's Property and the Land Owners will not demand anything and/or raise any objection.
- 11.4 The Developer has to bear the cost of electricity & water during the period of construction and till the new proposed building is deemed fit for occupation.
- 11.5 The Developer shall install LIFT covering all the floors.
- 11.6 On completion of the proposed building when the Flats and/or other Units are ready for giving possession to the intending purchasers, the Possession Letter will be signed by the Developer as representative and Power of Attorney holder of the Land Owners. The Deed of Conveyance/Sale will also be signed by the Developer on behalf of and as representative and Power of Attorney holder of the Land Owners.
- 11.7 The Developer shall construct a compound/boundary wall upon completion of the new building at their own cost and expenses and fix heavy duty iron gate for security for ingress and egress of vehicles and occupants of the building.
- 11.8 The Developer will hand over the authenticated copies of the title deeds to the Owner at the time of handing over of the Owner's Allocated Portions. All current original documents will also be returned to the Owner.

Contd.....22

ARTICLE - XII, MISCELLANEOUS

- 12.1 That Land Owners and the Developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Land Owners, the parties hereto in any manner nor shall the parties hereto constitute as association of persons.
- 12.2 Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been on the Land Owners if delivered by hand and duly acknowledge or sent by registered post with due acknowledgement and shall likewise be deemed to have been served on the developer by the Land Owners if delivered by hand and acknowledge or sent by registered post with due acknowledgement to the registered office of the Developer.
- 12.3 The Developer and the Land Owners shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the Land Owners hereby agree to abide by all rules and regulations to be framed by any society/association/holding organization and/or any other organization who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 12.4 The name of the building shall be given by the Developer in course of the time with the consent of the Land Owners.

Contd.....23

- 12.5 As and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the Land Owners and/or his transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government/Statutory taxes & outgoings payable in respect of their respective allocations.
- 12.6 That all the Flat/Unit Owners including the Land Owners herein will bear the cost amounting **Rs. 25,000/- (Rupees Twenty Five Thousand)** only for installation of Electric Line AND shall pay another amount of **Rs. 50,000/- (Rupees Fifty Thousand)** only for installation of LIFT in the said Building only for one Flat.
- 12.7 The Land Owners herein are liable to pay the Income Tax, G.S.T. and T.D.S. in respect of his Owner's Allocation if applicable.
- 12.8 The Land Owners shall deliver xerox copies of all the original deeds and other paper and documents relating to the said premises simultaneously with the execution of these present to the Developer and same shall remain with the Developer during the full period of construction.

ARTICLE - XIII, FORCE MAJEURE

- 13.1 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the " Force Majeure. "

Contd.....24

13.2 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Property)

ALL THAT piece and parcel of "Bastu" Land measuring more or less 3 (Three) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq. Ft. alongwith 1800 Sq. Ft. Two Storied Dwelling House thereon, lying and situated at Mouza : Kerulia, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprising in R.S. Dag No. 243/404 under R.S. Khatian 131, corresponding to L.R. Dag No. 212 under L. R. Khatian No. 960/1 and 486/1, within the limits of Khardah Municipality, in Ward No. 5, being Municipal Holding No. 92/134, REGENT PARK, under P.S. - Rahara (formerly it was under Khardah), in the District - North 24 Parganas, A.D.S.R. Office Sodepur, butted and bounded by :

ON THE NORTH :	Land of Nirmal Kumar Bose.
ON THE SOUTH :	Pratima Manjil Apartment.
ON THE EAST :	16' - 0" wide Regent Park Road. ✓
ON THE WEST :	6' - 0" wide Common Passage.

Contd.....25

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

The LAND OWNERS of the FIRST PART herein will get 40% (Forty Percent) Super Built Up Area of the total Constructed Area, alongwith the proportionate undivided share in the Land and in common parts and/or areas at the proposed G+4 Storied Building to be constructed according to the sanctioned Building Plan, and the said 40% (Forty Percent) Area of the proposed Multi-Storied Building will be allotted to the Land Owners in the following manner:

- (i) 1 (One) self contained residential Flat being Flat No. B, on the Second Floor of the proposed Multi-Storied Building, measuring more or less 1280 Sq. Ft. Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.
- (ii) 1 (One) self contained residential Flat being Flat No. B, on the Third Floor of the proposed Multi-Storied Building, measuring more or less 1280 Sq. Ft. Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.
- (iii) The Balance Area of the Owners' Allocated Portion (Balance of above said 40% Super Built Up Area) will be handed over to the Land Owners in form of Cash Amount calculating @ Rs. 2,500/- per Square Feet and out of which the Developer has paid to the Land Owners. a sum of Rs. 2,00,000/- (Rupees Two Lac) only at the time of signing of this Development Agreement and Development Power of

Contd.....26

Attorney, AND the said amount will be adjusted with the above said 40% Owners' Allocated Portion. And the **Balance Amount** will be paid by the Developer to the Land Owners at the time of handing over the possession of the above said Flats.

The above said Flats will be completed as per the Specification mentioned in the Fourth Schedule herein below.

Be it mentioned herein that the Two Wheeler Parking Space of the Project is not to be sold.

The above Allocation (referred to as the Owners Allocation) is fixed, deemed final and except the above mentioned Allocation the Owners will not claim and/or demand anything from the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The DEVELOPER herein will get the **REST SALABLE AREAS/ SPACES** of the proposed Multi-Storied (G+4) Building **Excluding the Owners' Allocation** as mentioned hereinbefore, alongwith the proportionate undivided share in the Land and in common parts and/or areas, to be constructed according to the sanctioned Building Plan, will be treated as DEVELOPER'S ALLOCATION, which will be in absolute control of the Developer and they can sale to anybody at any price to be determined by the Developer Firm. The Owner shall have no right or claim over any part of the area/space under the Developer's Allocation.

Contd.....27

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)**

- (1) **Structure** : Building designed with R.C.C. Frame Structure which raised on individual column, design (as per shown in the Plan) approved by the competent authority.
- (2) **External Wall** : 8" thick brick wall and plastered with cement mortar.
- (3) **Internal Wall** : 5" thick brick wall and plastered with cement mortar.
- (4) **Flooring** : Good quality Vitrified Tiles of reputed make.
- (5) **Toilet** : Bathroom fitted upto 5' - 6" height with white glazed tiles of standard brand, One Toilet of Indian type white commode of standard brand with standard P.V.C. cistern. All fittings are in standard type. One wash hand basin is in Dining Space.
- (6) **Kitchen** : Cooking Platform of Granite and Sink will be of Steel Sink, 4' height glazed Kitchen Tiles in the inside wall above the platform will be upto ceiling level.
- (7) **Doors** : All doors of good quality water proof ply type and peep hole on main entrance door, anodized Aluminium tower bolt in all doors. Collapsible Gate will be provided at the main entrance.
- (8) **Windows** : Frame and shutter fully glass, panel will be of good quality Aluminium channel will be provided in the windows.
- (9) **Plumbing** : Toilet concealed wiring with one bibcock, one shower, all fittings will be of standard quality.

Contd.....28

(10) **Water Arrangements** - Pumping arrangement to overhead reservoir from underground water reservoir, water supplied by local municipality and individual water connection in the Flat.

ELECTRICAL WORKS :

1. Full concealed wiring.
2. In Bed Room Two Light points, Two 5 Amp. Plug Points, One Fan point and A.C. Point.
3. Living/Dining Room : Two Light Points, One Fan Point, Two 5 Amp cum 15 Amp Plug Points.
4. Kitchen : One Light point, One exhaust Fan point and Three 15 Amp. Plug point.
5. Toilet : One Light point, One exhaust Fan point, One Geyscr Point.
6. Verandah/Balcony : One Light point, One Fan Point, Two 5 Amp cum 15 Amp. Plug Points.
7. One Light point at main entrance.
8. Calling Bell : One Calling Bell point at the main entrance.

PAINTING :

- a) Inside walls of the Flat will be finished with plaster of Paris and external walls with super snowcem or equivalent.
- b) All doors and windows frame and shutter painted with two coats white primer.

Contd.....29

Extra Work : The Land Owners shall have to pay extra charge for the extra works other than the above specification if any such extra work is carried on by him in his said allotted portions and such extra payment shall have to be made before commencing the extra works.

RESTRICTIONS :

The occupants of the building shall not alter/change the exterior structure of any flat/apartment/external fittings, fixtures, accessories or construct any structure in balcony of the flat/apartment/parking space/common place. Common space shall not be used for any function.

JURISDICTION :

That the Developer and the Owner will settle all their disputes amicably if arises in future regarding this agreement and if the said disputes are not solved amiably, in that event the Developer and the Owner will settle all their disputes through Alternative Dispute Resolution such as arbitration or mediation or negotiation or the Court of Law having the jurisdiction of this property.

Contd.....30

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

SIGNED, SEALED AND DELIVERED

in presence WITNESSES :

1. *Aban Khatun*
W. Khatun
25-11-76

1. *Pankaj Kumar*
2. *Soumenia Majumdar*

Signature of the Land Owners

2. *Sri Debasish Mukherjee*
Sri Debasish Mukherjee

PIONEER ASSOCIATES
1. *Kaali Rajan Das*
2. *Jyoti Das, Partner*

Partners of PIONEER ASSOCIATES

Signature of the Developer

Drafted & prepared by :

Debasish Mukherjee

(Sri Debasish Mukherjee)
Advocate, Barrackpore Court
Enrolment No : WB-784/91

Computer typed by :

Sanjib Das

(Sanjib Das, Barrackpore)

Contd.....31

: MEMO OF CONSIDERATION :-

Received from the above named Developer/Second Part a sum of Rs. 2,00,000/- (Rupees Two Lac) only in the following manner:

<u>Date</u>	<u>Cash /Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount (Rs.)</u>
02/02/2022	Chq. No. 006166	B. O. B. Khardah	90,000/- ✓
02/02/2022	Chq. No. 006167	B. O. B. Khardah	10,000/- ✓
02/02/2022	Chq. No. 006168	B. O. B. Khardah	90,000/- ✓
02/02/2022	Chq. No. 006169	B. O. B. Khardah	10,000/- ✓

Total - Rs. 2,00,000/-

(Rupees Two Lac) only.

WITNESS :

1. *Manoj Kumar*
Khardah
02/02/22

1. *Pravir Majhi*
2. *Gourmala Majumdar*

Signature of the Land Owners

2. *K. K. Roy*
Khardah

OFFICE OF THE A.D.S. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BAKSATEE S.S. - KOLKATA

1. STATUS: PRESENT
 LEFT HAND FINGER PRINT NAME: POUSHI MAJUMDER

LITTLE	MIDDLE	FORE	RING	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: Poushi Majumder

2. LEFT HAND FINGER PRINT NAME: SOUMITRA MAJUMDER

LITTLE	MIDDLE	FORE	RING	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: Soumitra Majumder

3. LEFT HAND FINGER PRINT NAME: KANTI RANJAN DAS

LITTLE	MIDDLE	FORE	RING	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Kanti Ranjan Das

RIGHT HAND FINGER PRINT

SIGNATURE: Kanti Ranjan Das

4. LEFT HAND FINGER PRINT NAME: GOPAL DAS

LITTLE	MIDDLE	FORE	RING	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:	192021220175611878	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	01/02/2022 16:28:01	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7195887037736	BRN Date:	01/02/2022 16:02:19
Gateway Ref ID:	IGAMXVJET7	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2000347646/1/2022 ✓

[Query No*Query Year]

Depositor Details

Depositor's Name:	PIONEER ASSOCIATES
Address:	SHRIYASI APARTMENT PO PS KHARDAH, KOLKATA 700117
Mobile:	9821540007
Depositor Status:	Buyer/Claimants
Query No:	2000347646
Applicant's Name:	Mr. Debasish Mukherjee
Identification No:	2000347646/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000347646/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000347646/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	4042

IN WORDS: FOUR THOUSAND FORTY TWO ONLY.

Value Information of the Deed

Deed No :	1524-2000347646 2022	Date of Registration	02/02/2022
Query No / Year	1524-2000347646 2022	Office where deed is registered	
Query Date	31/01/2022 10:57:20 PM		1524-2000347646/2022
Applicant Name, Address & Other Details	Dipankar Mukherjee Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No: 983022067, Status Advocate		
Transaction	[0110] Sale, Development, Agreement or Construction agreement	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]
Set Forth value	Rs 35,00,000/-	Market Value	Rs. 49,51,689/-
Stamp duty Paid (SD)	Rs 7,121/- (Article 48(g))	Registration Fee Paid	Rs. 2,021/- (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: Regent Park Road, Mouza: Kerulya, Ward No: 5, Holding No: 92/134 JI No: 5, Touzi No: 172 Pin Code : 700118






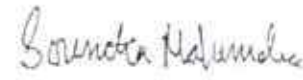
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-212 (RS -)	LR-960/1	Bastu	Bastu	3 Katha 15 Chatak 12 Sq Ft	27,00,000/-	37,36,689/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					6.5244Dec	27,00,000 /-	37,36,689 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	8,00,000/-	12,15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	8,00,000 /-	12,15,000 /-	



and Lord Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PARTHA MAZUMDER Son of Late Prasant Kumar Mazumder Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office			
		02/02/2022	LTI 02/02/2022	02/02/2022
REGENT PARK, City:- Khardah, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: -Bxxxxxx4J, Aadhaar No: 77xxxxxxxx3655, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri SOUMITRA MAJUMDER Son of Late Santosh Kumar Majumder Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office			
		02/02/2022	LTI 02/02/2022	02/02/2022
REGENT PARK, City:- Khardah, 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.:: ADxxxxxx1B, Aadhaar No: 52xxxxxxxx8765, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	PIONEER ASSOCIATES SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, 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> Shri KANTI RANJAN DAS (Presentant) Son of Late Narayan Chandra Das Date of Execution - 02/02/2022, Admitted by Self, Date of Admission - 02/02/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 2 2022 11:44AM</td> <td>LTI</td> <td>02/02/2022</td> <td>02/02/2022</td> </tr> </tbody> </table> <p>1 No, Subash Nagar, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx0674 Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri KANTI RANJAN DAS (Presentant) Son of Late Narayan Chandra Das Date of Execution - 02/02/2022, Admitted by Self, Date of Admission - 02/02/2022, Place of Admission of Execution: Office				Feb 2 2022 11:44AM	LTI	02/02/2022	02/02/2022
Name	Photo	Finger Print	Signature										
Shri KANTI RANJAN DAS (Presentant) Son of Late Narayan Chandra Das Date of Execution - 02/02/2022, Admitted by Self, Date of Admission - 02/02/2022, Place of Admission of Execution: Office													
Feb 2 2022 11:44AM	LTI	02/02/2022	02/02/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri GOPAL DAS Son of Late Narayan Chandra Das Date of Execution - 02/02/2022, Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 2 2022 11:45AM</td> <td>LTI</td> <td>02/02/2022</td> <td>02/02/2022</td> </tr> </tbody> </table> <p>KIRONALAY, Sasadhar Tarafdar Road, City:- Khardah, 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.: AGxxxxxx5H, Aadhaar No: 86xxxxxxxx3840 Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri GOPAL DAS Son of Late Narayan Chandra Das Date of Execution - 02/02/2022, Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office				Feb 2 2022 11:45AM	LTI	02/02/2022	02/02/2022
Name	Photo	Finger Print	Signature										
Shri GOPAL DAS Son of Late Narayan Chandra Das Date of Execution - 02/02/2022, Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office													
Feb 2 2022 11:45AM	LTI	02/02/2022	02/02/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANDIP DAS Son of Shri Dilip Das R. K. Pally, City:- Panihati, P.O:- Panihati, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700114			
	02/02/2022	02/02/2022	02/02/2022

Identifier Of Shri PARTHA MAZUMDER, Shri SOUMITRA MAJUMDER, Shri KANTI RANJAN DAS, Shri GOPAL DAS



Transfer of property for L1		
No.	From	To with area (Name-Area)
1	Sri PARTHA MAZUMDER	PIONEER ASSOCIATES-3 26219 Dec
2	Sri SOUMITRA MAJUMDER	PIONEER ASSOCIATES-3 26219 Dec

Transfer of property for S1		
Sl.No	From	To with area (Name-Area)
1	Sri PARTHA MAZUMDER	PIONEER ASSOCIATES-900.00000000 Sq Ft
2	Sri SOUMITRA MAJUMDER	PIONEER ASSOCIATES-900.00000000 Sq Ft

Land Details as per Land Record

District: North 24 Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Regent Park Road, Mouza: Keruliya, .
 Ward No: 5, Holding No:92/134 JI No: 5, Touzi No: 172 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 212, LR Khatian No:- 960/1		Seller is not the recorded Owner as per Applicant.



On 02-02-2022

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

Admissible under rule 27 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1918

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

Presented for registration on 02-02-2022, at the Office of the A.D.S.R. SODEPUR by Shri KANTI RANJAN 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 49,51,419/-

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

Execution is admitted on 02-02-2022 by 1. Shri PARTHA MAZUMDER, Son of Late Prasanta Kumar Mazumder, REGENT PARK, P.O. Rahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 2. Shri SOUMITRA MAJUMDER, Son of Late Santosh Kumar Majumder, REGENT PARK, P.O. Rahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

Identified by Shri SANDIP DAS, . . Son of Shri Dilip Das, R. K. Pally, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, 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 02-02-2022 by Shri KANTI RANJAN DAS, Partner, PIONEER ASSOCIATES (Partnership Firm), SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Shri SANDIP DAS, . . Son of Shri Dilip Das, R. K. Pally, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 02-02-2022 by Shri GOPAL DAS, Partner, PIONEER ASSOCIATES (Partnership Firm), SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Shri SANDIP DAS, . . Son of Shri Dilip Das, R. K. Pally, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, 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 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 4:29PM with Govt. Ref. No: 192021220175611878 on 01-02-2022, Amount Rs: 2,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 7195887037736 on 01-02-2022, 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 80, Amount, Rs.5,000/-, Date of Purchase: 01/02/2022, Vendor name: J K BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 4:29PM with Govt. Ref. No: 192021220175611878 on 01-02-2022, Amount Rs: 2,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 7195887037736 on 01-02-2022, Head of Account 0030-02-103-003-02



Amrita Chakravorti

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

152401159

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number ~~1524-2022~~ Page from 51372 to 51421
being No 152401159 for the year 2022.



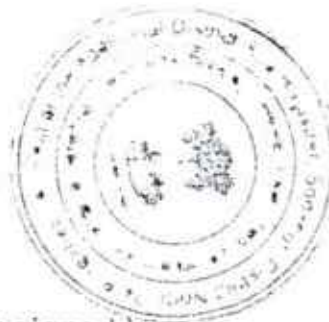
Digitally signed by Sanjib Mistry
Date: 2022.02.17 11:37:58 +05:30
Reason: Digital Signing of Deed.

[Handwritten signature]

(SANJIB MISTRY) 2022/02/17 11:37:58 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

PIONEER ASSOCIATES

[Handwritten signature]
Partner



(This document is digitally signed.)