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Additional District Sub-Registrar
Sodepur, North 24-Parganas

21 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this
...21st day ofApril, 2022 (Two Thousand
Twenty Two) ;

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Anjali Chakrabarty

1113 1000/- 18/4/2022

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ভেতার সোমা ভৌমিক স্বাক্ষর

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বি.সীল
ভেতার সোমা ভৌমিক
টি.ডি.নং -
স্ট্যাম্প ক্রয় - 18/4/2022
মোট এতো টাকায় স্ট্যাম্প 200000/-



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Additional District Sub-Registrar
Sodepur, North 24-Parganas

21 APR 2022

Sandip Das
1/0 Sandip Das
F.K. Pally, P.O. Samikati,
P.S. - Khairah, KOL-114

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B E T W E E N

SMT. ANJALI CHAKRABORTY, PAN - AOMPC7600Q, wife of Sri Sunity Kumar Chakraborty, by Religion: Hindu, by Nationality : Indian, by Occupation : Central Government Pensioner, residing at Kalyan Nagar, P.O. - Kalyan Nagar via Panshila, P.S. - Khardah at present Rahara, District - North 24 Parganas, Kolkata - 700112, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by and repugnant to the subject or context be deemed to mean and include her 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 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**.

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WHEREAS, predecessor in interest SRI PYARI MOHAN CHAKRABORTY, son of Late Kashi Chandra Chakraborty, was the absolute Owner in respect of ALL THAT piece and parcel of Land being Scheme Plot No. 387 of Kalyan Nagar Co-Operative Colony, measuring 4 (Four) Cottahs 9 (Nine) Chittacks 26 (Twenty Six) Sq. Ft. or in english measurement more or less .07 Decimals (Satak) out of .58 Decimals (Satak), lying and situated at **Mouza : Kerulia**, J. L. No. 5, Touzi No. 172, comprised in C.S. Dag No. 231, under Khatian No. 139/3, within the limits of Khardah Municipality, under P.S. - Khardah at present Rahara, in the District - North 24 Parganas, Sub-Registry Office, Barrackpore at present A.D.S.R. Office, Sodepur.

AND WHEREAS, above named SRI PYARI MOHAN CHAKRABORTY purchased the aforesaid Plot of Land from THE KALYAN NAGAR CO-OPERATIVE COLONY through a registered Deed of Sale, which was registered on 21/05/1965 at Sub-Registry Office, Barrackpore and recorded in Book No. I, Volume No. 47, written in Pages from 1 to 8, being Deed No. 3011 for the year 1965.

AND WHEREAS, after purchasing the aforesaid Plot of Land the above named Sri Pyari Mohan Chakraborty became the absolute Owner of the said Property and during his peaceful possession and enjoyment with absolute right, title and interest of the same said Sri Pyari Mohan Chakraborty sold and transferred the above said Plot of Land being Scheme Plot No. 387 of Kalyan Nagar Co-Operative Colony, measuring 4 (Four) Cottahs 9 (Nine) Chittacks 26 (Twenty Six) Sq. Ft. or in english measurement more or less .07 Decimals (Satak) to the **Land Owner** herein SMT. ANJALI CHAKRABORTY by virtue of a registered Deed of Sale (Bengali Kobala) and the said Deed was registered on 28/02/1968 at Sub-Registry Office at Barrackpore and recorded in Book No. I,

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Volume No. 24, written in Pages from 35 to 38, being Deed No. 1025 for the year 1968.

AND WHEREAS, after purchasing the aforesaid Property the **Land Owner** of the First Part herein SMT. ANJALI CHAKRABORTY became the absolute Owner of the above said Property and mutated her name in the Assessment Register of local Khardah Municipality vide Municipal **Holding No. 30/410**, Kalyan Nagar, in Ward No.7 and constructed Structure over the said Plot of Land, and possessing and enjoying with absolute right, title and interest of the same free from all encumbrances by paying municipal taxes regularly to the concern authority, and hence the Land Owner 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.

Be it mentioned herein that the said Land has been recorded as "Bastu" in the L.R. Settlement Records vide **L.R. Khatian No. 185** under **L.R. Dag No. 491**.

AND WHEREAS, the above named Land Owner of the First Part herein being desirous to develop her above said 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

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capability accepted the said offer of the Land Owner for development of the said Land by demolishing the existing Structure thereon and construction of the Multi-Storied Building over the said Plot of Land morefully described in the First Schedule written hereunder after having been satisfied as to the right, title and interest of the Land Owner, 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.

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

ARTICLE - I DEFINITION

1.1 OWNER SHALL MEAN :

SMT. ANJALI CHAKRABORTY, wife of Sri Sunity Kumar Chakraborty, resident of Kalyan Nagar, P.O. - Kalyan Nagar via Panshila, P.S. - Khardah at present Rahara, District - North 24 Parganas, Kolkata - 700112, the FIRST PART herein and her 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.

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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 "Bastu" Land measuring more or less **4 (Four) Cottahs 9 (Nine) Chittacks 26 (Twenty Six) Sq. Ft.** alongwith **1500 Sq. Ft. Pucca Structure** thereon, morefully and particularly described in the FIRST SCHEDULE hereunder written.

1.5 BUILDING : Shall mean a Multi-Storied (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 Khardah 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, Single Room Unit with attached pantry space and bathroom cum toilet (Ground Floor), 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 Khardah Municipality.

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

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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 Khardah 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 Owner's Allocation, common facilities and space/area required thereof.

1.10 TIME : Shall mean the period of **28 (Twenty Eight) Months** from the date of execution of registered Development Agreement and Development Power of Attorney, within which the construction shall be completed by the Developer of the Second Part and the Land Owner's Share shall be handed over to the above said Land Owner of the First Part.

PROVIDED THAT for reasons of natural calamity the said time of 28 (Twenty Eight) Months shall be extended to a further period not exceeding 6 (Six) months, and the Developer of the Second Part shall inform the Land Owner 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 (G+4) 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 OWNER'S ALLOCATION shall mean :

The **LAND OWNER** herein **SMT. ANJALI CHAKRABORTY** will get **40% (Forty Percent)** 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

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according to the sanctioned Building Plan, and the said **40% (Forty Percent) Constructed Area** of the proposed Multi-Storied Building will be allotted to the **Land Owner** in the form of **2 (Two)** complete residential **Flats**, being **Flat No. " A "** and **Flat No. " B "**, each **Flat** measuring more or less **1100 Sq. Ft.** Built Up Area (Covered Area + Stair + Corridor + Lift), on the **First Floor** AND **1 (One) Garage** being **Garage No. " 1 "**, measuring **3872 mm x 5463 mm** as shown in the sanctioned Plan, on the **Ground Floor** of the proposed Multi-Storied Building, AND **The Balance Area** of the Owner's Allocated Portion will be handed over to the Land Owner in form of Cash Amount calculating @ **Rs. 2,500/- per Square Feet.**

The Owner's 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-Storied (G+4) Building **Excluding Owner's Allocation**, alongwith the proportionate undivided share in the Land and proportionate share 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 31.03.2022 day of April, 2022.

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ARTICLE - III LAND OWNER'S RIGHT & REPRESENTATION

- 3.1 **POSSESSION** : The Land Owner is 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 Owner have marketable title in respect of the said premises.
- 3.3 The Owner or her 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 Owner hereby grant permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct Multi-Storied (G+4) building/s upon the said premises of the Land Owner in accordance with the Building Plan so to be sanctioned by Khardah Municipality at the costs and expenses of the Developer in the name of the Land Owner 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 Khardah Municipality shall be prepared and submitted by the Developer on behalf of the Land

Owner and the Land Owner 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 Owner's 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 Owner's Allocation to the Land Owner.
- 4.4 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Land Owner 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 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 (G+4) Building on the said premises of the Land

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Owner exclusively at Developer's own costs and expenses and Land Owner 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 Owner having agreed to grant exclusive right for developing the said premises in addition to the Land Owner's 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 Owner.
- (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 Khardah Municipality.
- (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 Owner 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 Owner including obtaining the necessary building plan from the Khardah Municipality in the name of the Land Owner and all other

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necessary permission from different appropriate authorities to complete the constructional works of the proposed Multi-Storied 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 Khardah Municipality and shall complete the entire constructional works of the building within the period of **28 (Twenty Eight) Months** from the date of execution of registered Development Agreement and Development Power of Attorney.

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 Owner construct and complete the said Multi-Storied (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 Owner first in undisputed possession of the Land Owner's Allocation to the Land Owner 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 Owner's Allocation the developer will be entitled to make registration of Developer's Allocation in favour of prospective purchasers.

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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 Owner's 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 Owner 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.
- 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 Owner 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 Owner 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 Owner's 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 occupiers of the building which shall include the followings.
- 9.2 Neither party hereof shall use their respective allocation in the building or any portion therefore 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 Owner 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.

- Anjali Chakraborty.*
- 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.
- 9.8** The Roof of the Multi-Storied (G+4) 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 Owner 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 hereof shall sell or use their respective allocations of Flats on First Floor, Second Floor, Third Floor or Fourth Floor 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 OWNER'S OBLIGATION

- 10.1 The Land Owner 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 Owner with any bank or with private financial Institution.
- 10.3 None other than the Land Owner 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 Owner herein further indemnify that the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisition whatsoever or howsoever.
- 10.5 The Land Owner 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 Owner's Share in the project and on the indemnification of the Owner 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 Owner's Share in the said project.

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ARTICLE - XI, DEVELOPER'S OBLIGATION

- 11.1 The Developer doth hereby agrees and covenants with the Land Owner to complete the constructional works of the said Multi-Storied (G+4) Building within **28 (Twenty Eight) Months** from the date of execution of registered Development Agreement and Development Power of Attorney.
- 11.2 The Developer will be liable to arrange a Temporary Residential Accommodation/Rented Flat for the Land Owner which shall be a minimum Three Bedrooms Flats with hall and kitchen in the vicinity of the current property for the entire period of construction of proposed Multi-Storied Building till such time that the new building is deemed perfectly fit for occupation and Land Owner's Share/ Portion is handed over to the Land Owner or her legal heirs as the case may be. On acceptance by the Land Owner to temporarily shift to the said alternate accommodation/rented flat, the monthly Rental Charges (inclusive of electricity, water etc.) including Security Deposit if any for the alternate accommodation shall be borne by the Developer. If the Developer unable to handover the Owner's Allocated Portions to the Land Owner even after 6 Months of grace period over and above agreed 28 Months then the Developer will be liable to pay the Rental Charges for the said Residential Accommodation and also pay the penal amount calculating @ Rs. 5/- (Rupees Five) per Sq. Ft. over the above said Owner's Allocated Two Flats till such time the proposed building is complete and deemed fit for occupation.
- 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

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existing structure all the materials of the demolished structure will be the Developer's Property and the Land Owner will not demand anything and/or raise any objection.

- Anjali Chakraborty-*
- 11.4 The Developer has to purchase some parts of the Owner's Allocated Share in the proposed new Multi-Storied Building at the prevailing market rate @ Rs. 2,500/- per Sq. Ft. during the start of the construction, in case the Owner decided to sell some parts of her share.
 - 11.5 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.
 - 11.6 The Developer shall be responsible and will either replace or rectify at their own cost any defect, malfunctioning etc. for a period of 10 (ten) years in the newly constructed building.
 - 11.7 The Developer shall install LIFT covering all the floors.
 - 11.8 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 Owner. 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 Owner.
 - 11.9 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.

- 11.10** 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.

ARTICLE - XII, MISCELLANEOUS

- 12.1** That Land Owner 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 Owner, 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 Owner shall without prejudice to any other mode of service available be deemed to have been on the Land Owner 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 Owner 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 Owner 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 Owner 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 or 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 Land Owner in course of the time with the consultation with the Developer.
- 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 Owner and/or her 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 The Land Owner herein is liable to pay the Income Tax and T.D.S. in respect of her Owner's Allocated Portions if applicable.
- 12.7 The Land Owner 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. "
- 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.

Anjali Chakraborty

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

ALL THAT piece and parcel of "Bastu" Land measuring more or less **4 (Four) Cottahs 9 (Nine) Chittacks 26 (Twenty Six) Sq. Ft.** alongwith **1500 Sq. Ft. Pucca Structure** thereon, lying and situated at **Mouza : Kerulia**, J. L. No. 5, Touzi No. 172, comprising C.S. and R.S **Dag No. 231**, under **Khatian No. 139/3**, corresponding to **L.R. Dag No. 491**, under **L.R. Khatian No. 185**, within the limits of Khardah Municipality in Ward No. 7, being **Holding No. 30/410, KALYAN NAGAR**, under P.S. - Khardah at present Rahara, Kolkata - 700112, in the District - North 24 Parganas, A.D.S.R. Office Sodepur, butted and bounded by :

- ON THE NORTH** : 12' - 0" Wide Municipal Road.
- ON THE SOUTH** : Property of Bimal Maity and Ashree Chatterjee.
- ON THE EAST** : Property of Anil Mitra.
- ON THE WEST** : Municipal Road and Property of Dr. Hemen Bose.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The **LAND OWNER** herein **SMT. ANJALI CHAKRABORTY** will get **40% (Forty Percent)** 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) Constructed Area** of the proposed Multi-Storied Building will be allotted to the **Land Owner** in the following manner :

Anjali Chakraborty.

- Anjali Chakraborty
- (i) **2 (Two)** complete residential **Flats**, being **Flat No. " A "** and **Flat No. " B "**, each **Flat** measuring more or less **1100 Sq. Ft.** Built Up Area (Covered Area + Stair + Corridor + Lift), on the **First Floor**, Road Facing Portion of the proposed Multi-Storied Building, alongwith the Undivided Proportionate Share of Land, to be completed as per the Specification mentioned in the Fourth Schedule herein below.
- (ii) **1 (One) GARAGE** being **GARAGE NO. " 1 "**, measuring **3872 mm x 5463 mm** as shown in the sanctioned Plan, on the **Ground Floor** of the proposed Multi-Storied Building, alongwith the Undivided Proportionate Share of Land, to be completed as per the Specification mentioned in the Fourth Schedule herein below.
- (iii) **The Balance Area** of the Owner's Allocated Portion will be handed over to the Land Owner in form of Cash Amount calculating @ **Rs. 2,500/- per Square Feet** and out of the said Amount the Developer has paid **Rs. 8,00,000/- (Rupees Eight Lac)** only to the Land Owner at the time of signing of this Development Agreement and will pay another amount of **Rs. 8,00,000/- (Rupees Eight Lac)** only to the Land Owner at the time of Top Floor Roof Casting of the proposed building and the **Balance Amount** will be paid by the Developer to the Land Owner at the time of handing over the possession of the above said Flats and Garage to the Land Owner.

The above Allocation (referred to as the Owner's Allocation) are fixed, deemed final and except the above mentioned Allocation the Owner 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 Owner's 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.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)

For Flat

- (1) **Strip Foundation and 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) **Bath Room Cum Toilet** : Bathroom Floor will be made of good quality Vitrified Tiles of reputed make with 6" inch skirting (Tiles fittings with border upto 6' - 0" height).

Indian Pan/Commode (white) of reputed company will be provided in Toilet with 2 Taps and 1 Shower.

Anjali Chakravarty

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(6) **Kitchen** : Cooking Platform of Granite and Sink will be of Stainless Steel, water tap for both hot and cold water, 6' ft. height glazed Kitchen Tiles.

(7) **Dining** : One white Hand Wash Basin and One Tap.

(8) **SKIRTING** : All rooms and passages floor shall have skirting of 6" inch.

(9) **Doors** : Door Frame with Sal Wood and all Flush Doors (Ply). Peep hole on main entrance door and Collapsible Gate at the main entrance. MAIN DOOR with heavy duty Godrej Lock.

(10) **Windows** : Frame and shutter fully glass, panel will be of good quality Aluminium channel with Grill fittings will be provided for the windows.

(11) **Plumbing** : Toilet concealed wiring with one bibcock, one shower, all fittings will be of standard quality.

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

(13) **Staircase** : The railing of the staircase covering all the floors has to be round shaped made of good quality stainless steel.

ELECTRICAL WORKS :

1. Full concealed wiring.
2. **Bed Rooms** : Four concealed points (4 corners of ceiling) for light, One Fan Point, One Light Point on the wall, AC Point and 2 (Two) 5 Amp. Cum 15 Amp. Plug Points (Power Point) of 3 pin.
3. **Kitchen** : One Light Point and One Exhaust Fan Point, Plug Points for mixer grinder, water purifier (RO), Geyser and Chimney. Ceiling Fan Point in Kitchen.

(25)

4. **Bath Room Cum Toilet** : One Geezer Point and One Light Point, Plug Point and Exhaust Fan Point, One Washing Machine Point.
5. **Balcony** : One Light Point and One Fan Point, Two 5 Amp. Cum 15 Amp. Plug Points.

One Light Point at Main Entrance of the Flat and Common Light will be provided in all floors.

Bed Rooms, Living Room, Dining Room shall be provided with concealed Cable Points for Net/TV.

One Calling Bell Point at the Main Entrance.

PAINTING :

The exterior wall of the building shall be painted with highest quality exterior paint of reputed 'brand' which provides excellent durability and protection. The boundary walls of the land shall be designed/painted matching with the looks of the building. The occupant(s) of the building shall not change the paint/colour of the exterior wall of the flat(s)/apartment(s), entrance, parking space or common place. Inside wall of the Flat will be finished with Plaster of Paris.

All doors and windows frame and shutter painted with two coats of white primer.

Contd.....26

Anjali Chakraborty.

For Garage

- FLOOR :** Cemented Flooring.
- SHUTTER :** One Rolling Shutter will be provided.
- PAINT :** 2 Coats lime wash over inside walls & ceiling of the Garage.
- ELECTRIC :** Concealed wiring, One Light point and One 5 Amp. Plug Point.
- Extra Work :** The Land Owner shall have to pay extra charge for the extra works other than the above specification if any, such extra work is carried on by her in her 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/roof/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.

Anjali Chakraborty.

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. Sanjit Kumar Chakrabarty
Kalyan nagar - 112.
s/o Suniti Kumar Chakrabarty

Anjali Chakrabarty
Signature of the Land Owner

2. S.K. Chakrabarty
Kalyan nagar
KOL. 112
s/o Late Kalipada Chakrabarty

PIONEER ASSOCIATES
1. Kanti Ranjan Das.
2. Sanjit Das, Partner
Partners of PIONEER ASSOCIATES

Signature of the Developer

Drafted & prepared by me :

Debasish Mukherjee

(Sri Debasish Mukherjee)
Advocate, Barrackpore Court
Enrol. No. WB-784/91

Computer typed by :

Sanjib Das
(Sanjib Das, Barrackpore)

-: MEMO OF CONSIDERATION :-

Received from the above named Developer/Second Part a sum of **Rs. 8,00,000/- (Rupees Eight Lac)** only in the following manner:

<u>Date</u>	<u>Cash /Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount (Rs.)</u>
20/04/2022	001238	B.O.B., Rahara	7,20,000/-
20/04/2022	001239	B.O.B., Rahara	80,000/-

Total - Rs. 8,00,000/-

(Rupees Eight Lac) only.

Anjali Chakraborty
Signature of the Land Owner

WITNESS :

1. Sanjay K. Chakraborty
Kalyan nagar, Col. 112
2. S. K. Chakraborty
Kalyan nagar,
Col. 112

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHAT / D.S.R. HARASAT / CCSSIPORE, DUMDUM / R.A. KOLKATA

STATUS: PRESENTANT

LEFT HAND FINGER PRINT

NAME: ANJALI CHAKRABORTY

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Anjali Chakraborty

LEFT HAND FINGER PRINT

NAME: KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Kanti Ranjan Das

LEFT HAND FINGER PRINT

NAME: GOPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Gopal Das

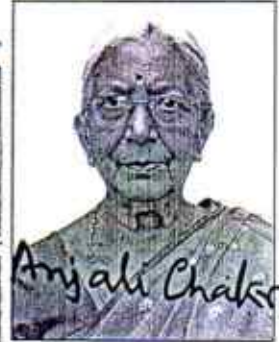
LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE



Anjali Chakraborty

RIGHT HAND FINGER PRINT



Kanti Ranjan Das

RIGHT HAND FINGER PRINT



Gopal Das

RIGHT HAND FINGER PRINT

Space for photo

RIGHT HAND FINGER PRINT



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

GRN Details

GRN: 192022230010768708
GRN Date: 20/04/2022 06:00:30
BRN : 8996289098226
Gateway Ref ID: IGANKKIKU8
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 20/04/2022 06:04:34
Method: State Bank of India NB
Payment Ref. No: 2001188002/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PIONEER ASSOCIATES
Address: SHREYASI APARTMENT, PO PS KHARDAH, KOLKATA 700117
Mobile: 9831540067
Depositor Status: Buyer/Claimants
Query No: 2001188002
Applicant's Name: Mr Debasish Mukherjee
Identification No: 2001188002/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001188002/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9021
2	2001188002/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	8021
			Total	17042

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-03512/2022	Date of Registration	21/04/2022
Query No / Year	1524-2001188002/2022	Office where deed is registered	
Query Date	19/04/2022 5:12:36 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Debasish Mukherjee Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831540067, 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. 69,10,216/-	Rs. 69,10,216/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (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: Kalyannagar Road, Mouza: Kerullya, , Ward No: 7, Holding No:30/410 JI No: 5, Touzi No: 172 Pin Code : 700112



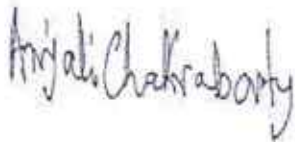
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-491 (RS :-)	LR-185	Bastu	Bastu	4 Katha 9 Chatak 26 Sq Ft	58,97,716/-	58,97,716/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Last Reference Deed No :1505-I -01025-1968
Grand Total :					7.5877Dec	58,97,716 /-	58,97,716 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	10,12,500/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	10,12,500 /-	10,12,500 /-	






Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt ANJALI CHAKRABORTY (Presentant) Wife of Shri Sunity Kumar Chakraborty Executed by: Self, Date of Execution: 21/04/2022 , Admitted by: Self, Date of Admission: 21/04/2022 ,Place : Office			
	21/04/2022	LTI 21/04/2022		21/04/2022
Kalyan Nagar, City:- Khardah, P.O:- Kalyan Nagar Via Panshila, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aoxxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/04/2022 , Admitted by: Self, Date of Admission: 21/04/2022 ,Place : Office				



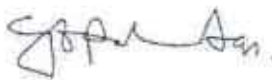
Developer Details :

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	Name	Photo	Finger Print	Signature
	Shri KANTI RANJAN DAS Son of Late Nalini Kanta Das Date of Execution - 21/04/2022, , Admitted by: Self, Date of Admission: 21/04/2022, Place of Admission of Execution: Office			
	Apr 21 2022 11:26AM	LTI 21/04/2022		21/04/2022
1 No. Suryasen 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)				



Name	Photo	Finger Print	Signature
Shri GOPAL DAS Son of Late Narayan Chandra Das Date of Execution - 21/04/2022, , Admitted by: Self, Date of Admission: 21/04/2022, Place of Admission of Execution: Office	 Apr 21 2022 11:27AM	 LTI 21/04/2022	 21/04/2022
KIRONALAY, Sasadhar Tarafder 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)			

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	 21/04/2022	 21/04/2022	 21/04/2022
Identifier Of Smt ANJALI CHAKRABORTY, Shri KANTI RANJAN DAS, Shri GOPAL DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ANJALI CHAKRABORTY	PIONEER ASSOCIATES-7.58771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt ANJALI CHAKRABORTY	PIONEER ASSOCIATES-1500.0000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, , Ward No: 7, Holding No:30/410 JI No: 5, Touzi No: 172 Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 491, LR Khatian No:- 185	Owner:কল্যাণ নগর কোঅপারেটিভ, Gurdian:কলোনী লিমিটেড, Address:নিজ , Classification:বাস্ত, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 152403512 / 2022

On 21-04-2022

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

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

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

Presented for registration at 11:05 hrs on 21-04-2022, at the Office of the A.D.S.R. SODEPUR by Smt ANJALI CHAKRABORTY ,Executant.

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 69,10,216/-

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

Execution is admitted on 21/04/2022 by Smt ANJALI CHAKRABORTY, Wife of Shri Sunity Kumar Chakraborty, Kalyan Nagar, P.O: Kalyan Nagar Via Panshila, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person

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 21-04-2022 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 21-04-2022 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 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 20/04/2022 6:01AM with Govt. Ref. No: 192022230010768708 on 20-04-2022, Amount Rs: 8,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8996289098226 on 20-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1113, Amount: Rs.1,000/-, Date of Purchase: 18/04/2022, Vendor name: SOMA BHOWMICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2022 6:01AM with Govt. Ref. No: 192022230010768708 on 20-04-2022, Amount Rs: 9,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8996289098226 on 20-04-2022, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 142042 to 142079
being No 152403512 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.04.22 17:46:27 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/04/22 05:46:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

PIONEER ASSOCIATES

Partner



(This document is digitally signed.)