

3880/21

I-3832/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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a
 Additional District Sub-Registrar
 Sodepur, North 24-Parganas

30 JUN 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 30th
 day of June, 2021, (Two Thousand and Twenty One) as per
CHRISTIAN ERA.

Contd...2

Alokendu Sandeopadhyay
 Advocate

Somenath Sandeopadhyay

9-2/1023689

No. 14109 Date 30 APR 2021
Name.....
Address..... Alkendi Bandyopadhyay Advocate
P.S.....
Dist..... Barasat Court
Name of Treasury :- Barrackpore
Name of Vender :- RANA SUR
Date of Purchase.....
Total Amount.....
Signature of Vendor..... 210000 30 APR 2021



Rana Sur

Additional District Sub-Registrar
Sodepur, North 24-Parganas

30 JUN 2021

Aripkher Podder
S/o Barasat Podder
Sriraminagar, P.O. Rajagosh
P.S. Ghotar, 457-113.

(2)

BETWEEN

SRI SOMNATH DAS GUPTA (PAN NO. ADEPD9630N),
 Son of Late Santosh Kumar Das Gupta, by Nationality-Indian,
 By Religion-Hindu, by Occupation-Retired, residing at:
 Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24
 Parganas, Kolkata-700115, hereinafter called and referred
 to as the **OWNER** (Which expression shall unless excluded
 by or repugnant to the context be deemed to mean and
 include his respective heirs, executors, administrators, legal
 representatives and assign) of the **FIRST PART.**

AND

"M/S. PIONEER DEVELOPER" a Partnership firm having
 its registered office at 46/A, Patuatola Lane, "BIMALA
 APARTMENT", Sukchar, P.S. Khardah, Dist. North 24
 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby
 represented by its Partners namely:

- (1) **SRI BISWANATH DAS**, S/o. Late Narayan Chandra
 Das, by Nationality-Indian, by Religion-Hindu, by occupation-
 Business, residing at: KIRANALAYA, Ground Floor, Sasadhara
 Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24
 Parganas, Kolkata-700115,
- (2) **SRI ARUN KUMAR JANA**, S/o. Late Sudhir Kumar Jana,
 by Nationality-Indian, by Religion-Hindu, by occupation-
 Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S.
 Khardah, Dist. North 24 Parganas, Kolkata-700115,
- (3) **SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra
 Biswas, by Nationality-Indian, by Religion-Hindu, by
 occupation-Business, residing at: 2no. Subhash Nagar, P.O.
 Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-
 700115, hereinafter referred to as the **DEVELOPER** (which
 expression shall unless excluded by or repugnant to the
 context be deemed to mean and include its heirs, executors,
 administrators, legal representatives and Successor-in-Office)
 of the **SECOND PART.**

(3)

WHEREAS originally one Sri Santosh Kumar Das Gupta (Son of Late Ashutosh Das Gupta) i.e. the beloved father of the present owner hereof in his lifetime has purchased a plot of land measuring an area about 3Cottahs more or less (0.0225 Decimal in R.S. Dag No. 3376 & 0.0325 Decimal in R.S. Dag No. 3379/3662) together with a two storied residential house standing thereon within Mouza-Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 3376 & 3379/3662, under R.S. Khatian no. 993 & 994 respectively, within the local limits of the Panihati Municipality, P.S. Khardah, District- North 24 Parganas, by virtue of a Registered Bengali Deed of Sale, being No. 1772, from his predecessor-in-title namely Smt. Pratima Maitra (W/o Sri Manas Kumar Maitra), and the said Bengali Deed of Sale was executed and registered on 28.05.1987 at the Office of Addl. District Sub-Registrar at Barrackpore, Dist. North 24 Parganas and the same was recorded in Book No. I, Vol No. 34, noted within the pages from 371 to 382, being No. 1772, for the year 1987.

AND WHEREAS the said Sri Santosh Kumar Das Gupta while has been enjoying the actual physical possession of the said land and building he died intestate on 12.03.2000 leaving behind him his one son namely Sri Somnath Das Gupta and one married daughter namely Smt. Mahuya Sen Gupta (wife of Sri Manab Kumar Sengupta) as his surviving legal heirs and successors and they inherited the said landed property as undivided 1/2share in each part as per the law of Hindu Succession Act. 1956.

It is pertinent to mention here that the wife of Late Santosh Kumar Das Gupta namely Bijoya Das Gupta, was predeceased of her husband and she died on 16.07.1998.

Somnath Das Gupta

Hokendri Bandyopadhyay

Advocate

Contd...4

(4)

AND WHEREAS in the manner aforesaid Smt. Mahuya Sen Gupta became the lawful owner of undivided 1/2share of the said land and building and while have been enjoying the same she make a gift of her undivided 1/2share of the said land and building in favour of her full blooded brother namely Sri Somnath Das Gupta (i.e. the landowner hereof) by executing a Bengali Deed of Gift, being no. 1487, which was executed and registered on 03.03.2004 at the Office of Addl. District Sub-Registrar at Barrackpore, Dist. North 24 Parganas and the same was recorded in Book No. I, Vol No. 48, noted within the pages from 193 to 206, being No. 1487, for the year 2004 and thereafter the said Sri Somnath Das Gupta mutated his name in the Assessment Register of Local Panihati Municipality, bearing holding no. 32 (Patuatola Lane), under Ward No. 2.

AND WHEREAS thus as per the foregoing events Sri Somnath Das Gupta became the lawful owner of total 3cottahs of land (1cottah 8Chittaks by virtue of inheritance from his deceased father + 1cottah 8Chittaks by virtue of Gift Deed from his beloved sister) togetherwith a two storied residential building standing thereon and enjoying the peaceful vacant possession of the said land and building as sole owner which is morefully Described in the First Schedule hereinbelow and have been possessing and enjoying the same peacefully, quietly and without interruption of others.

AND WHEREAS with a view to fulfil his desire by making construction of a Multi Storeyed Building (G+4) over the said plot of land mentioned in the Schedule hereunder written by amalgamating his plot of land with the other


Alokendra Bandyopadhyay

Attornay

Contd...5

Somnath Das Gupta

(5)

contiguous plots, the Land Owner of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owner will be entitled to:-

In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner shall be entitled to get the **38% constructed covered area/sanction area in respect of the landed property of the owner hereof as Owner's Allocation** into the new proposed multistoried building by using his land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owner namely **SRI SOMNATH DAS GUPTA**, is entitled to get two nos. of self contained residential flat, out of which one flat being **flat no. 1C**, measuring an area more or less **965Sq.ft.** Constructed covered area on the **1st Floor (South-East Facing)** And another self contained residential flat, being **flat no. 3C**, measuring an area more or less **965Sq.ft.** Constructed covered area on the **3rd Floor (South-East Facing)** of the proposed multistoreyed building so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 10,00,000.00 (Rupees Ten Lakhs)** Only as adjustable/refundable Security Deposit Amount in his part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owner in the following manner:


Hokendu Bandyopadhyay
Advocate

Contd...6

Somnath Das Gupta

(6)

✓ i) A sum of Rs. 5,00,000.00 (Rupees Five Lakhs) Only shall be paid by the developer to the land owner on or before execution and registration of this Development Agreement.

ii) The balance amount i.e. Rs. 5,00,000.00 (Rupees Five Lakhs) Only shall be paid by the developer to the land owner after completion of 4th Floor Roof Casting of the proposed multistoried building.

Covered Area means = Constructed Covered area of unit + proportionate share of Stair Case, lift & Lobby.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation Flat as specified herein above and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio of **38% constructed covered area/ sanction area upon the landed property of the owner hereof** in that event the Developer shall pay the money value for such excess area or Sq.ft. followed by @ **Rs. 2,500.00 (Rupees Two Thousand Five Hundred) Only per Sq.ft. (Constructed Covered Area)** to the Owner and such amount shall be paid by the Developer to the Owner at the time of handover the owner's allocation flat and after receiving such amount the Owner shall issue proper money receipt in favour of the Developer.

The Developer shall provide a 2BHK accommodation to the Owner at the cost of Developer and continue to pay rent for the said accommodation on behalf of the Land Owner till he is put to possession on the said proposed multi storied building.

Be it mentioned hereto that after receiving the possession of owner's allocation flat as mentioned hereinabove and the entire consideration amount as Owner's allocation the Owner herein shall have no future claim or demand in respect of his allocation from the Developer.


Alokesh Bandyopadhyay

Advocate

Contd...7

Sanmita Dasgupta

(7)

The Land Owner shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

AND WHEREAS the parties hereto shall confirm all the terms and conditions being accepted by him and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Multistoreyed building on the said land comprising the said property in the following manner:-

a) Simultaneously with the execution of this Agreement the Owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof. Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from



Alokendu Bandyopadhyay

Advocate

Contd...8

Somnath Dasgupta

(8)

time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that they would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **30months** from the date of sanction building Plan (Revised) and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid



Mokendu Bandyopadhyay

Advocate

Contd...9

Sanmita Dasgupta

(8)

time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that they would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **30months** from the date of sanction building Plan (Revised) and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid



Mokendu Bandyopadhyay

Advocate

Contd...9

Sanmita Dasgupta

(9)

and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the Owner at the terms and conditions the Developer may think and proper. The Land Owner will not be liable for any transaction entered into by the Developer for the Developer's allocation vise-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principal party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion except Owner's allocation as per agreement.

j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

Somnath Deshpande
Mokendu Bandyopadhyay

Advocate

Contd...10

(10)

l) The Land Owner will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.

m) If the Land Owner intend to sell the Owner's allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.

n) After demolishing the existing structure the debris of the same will be the sole property of the Developer. The Land Owner shall not claim for the same. Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

(o) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **3cottahs** (1Cottah 3Chittaks in R.S. Dag No. 3376 & 1Cottah 13Chittaks in R.S. Dag No. 3379/3662) of land classified as "**BASTU**", togetherwith a old and dilapidated two storied pucca residential house standing thereon measuring more or less 1119 Sq.ft. (700sq.ft. on the Ground Floor + 419sq.ft. on the 1st Floor) with **Floor Tiles Flooring**, situates and lying at **Mouza-Sukchar**, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised

Soumitra Deshpande

Alokendu Bhandyopadhyay

Advocate

Contd...11

(11)

and contained in R.S. Dag No. 3376 & 3379/3662, under R.S. Khatian no. 993 & 994 respectively, A.D.S.R. Office at Sodepur, District-North 24 Parganas, within the local limits of the Panihati Municipality, being Municipal Holding No. 32 (Patuatola Lane), under Ward No. 2, Kolkata-700115, which is the subject property of this Development Agreement.

BUTTED AND BOUNDED

- On The North : 4ft. Wide common passage & thereafter common pond
- On The South : 6ft. Wide Patuatola Bye-Lane.
- On The East : House of Ashit Ranjan Dey Tapader (Plot No. 6).
- On The West : House of Sri Paresh Chandra Biswas.

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner shall be entitled to get the **38% constructed covered area/ sanction area in respect of the landed property of the owner hereof as Owner's Allocation** into the new proposed multistoried building by using his land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owner namely **SRI SOMNATH DAS GUPTA**, is entitled to get two nos. of self contained residential flat, out of which one flat being **flat no. 1C**, measuring an area more or less **965Sq.ft.** Constructed covered area on the **1st Floor (South-East Facing)** And another self contained residential flat, being **flat no. 3C**, measuring an area more or less **965Sq.ft.** Constructed covered area on the **3rd Floor (South-East Facing)** of the proposed multistoreyed



Mokendu Brandyopadhyay

Advocate

Contd...12

Somnath Dasgupta

(12)

building so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 10,00,000.00 (Rupees Ten Lakhs)** Only as adjustable/refundable Security Deposit Amount in his part in consideration of the Owner's allocation and such amount shall be paid by the developer to the land owner in the following manner:

✓ i) A sum of Rs. 5,00,000.00 (Rupees Five Lakhs) Only shall be paid by the developer to the land owner on or before execution and registration of this Development Agreement.

ii) The balance amount i.e. Rs. 5,00,000.00 (Rupees Five Lakhs) Only shall be paid by the developer to the land owner after completion of 4th Floor Roof Casting of the proposed multistoried building.

Covered Area means = Constructed Covered area of unit + proportionate share of Stair Case, lift & Lobby.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation Flat as specified herein above and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio of **38% constructed covered area/ sanction area upon the landed property of the owner hereof** in that event the Developer shall pay the money value for such excess area or Sq.ft. followed by @ **Rs. 2,500.00 (Rupees Two Thousand Five Hundred) Only per Sq.ft. (Constructed Covered Area)** to the Owner and such amount shall be paid by the Developer to the Owner at the time of handover the owner's allocation flat and after receiving such amount the Owner shall issue proper money receipt in favour of the Developer.

The Developer shall provide a 2BHK accommodation to the Owner at the cost of Developer and continue to pay rent for the said accommodation on behalf of the Land Owner till he is put to possession on the said proposed multi storied building.

AB

Alokendra Bandyopadhyay
Advocate

Contd...13

Somenjit Dasgupta

(13)

Be it mentioned hereto that after receiving the possession of owner's allocation flat as mentioned hereinabove and the entire consideration amount as Owner's allocation the Owner herein shall have no future claim or demand in respect of his allocation from the Developer.

The Land Owner shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of Work)

NUMBER OF FLOOR : Ground floor plus upper stories (G+4).

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Plaster of Paris

External Finish : Cement based paint over plaster.

Door Frame : Wooden.



Akendu Bandyopadhyay

Advocate

Contd...14

Amarendra Das Gupta

(14)

Palla : Flash Door.

Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass (smoke gray/blackish) fitted.

Flooring : All rooms, dining, balcony, floor finished by floor tiles (600mm x 600mm) & Kitchen and toilet floor finished by marble.

Stair & Corridor : Marble floor.

Kitchen : 3ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Water Supply : Deep tube well with sub-mercible pump to overhead reservoir with individual distribution.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Individual Meter/Common Lift : Cost of individual meter i.e. Rs. 25,000/- and proportionate cost of infrastructure i.e mother line and lift cost i.e. Rs. 50,000/- will be borne by the landowners and intending purchaser/s of the building exclusively for their each unit.

Extra works: Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.

Somesh Dandekar
#2
Alokendu Bandyopadhyay

Advocate

Contd...15


(15)

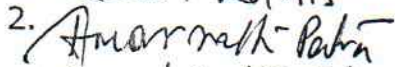
IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED

in presence of following


WITNESSES:

1. 
S/o Narayan Ch. An.
Sukchan, K01-115

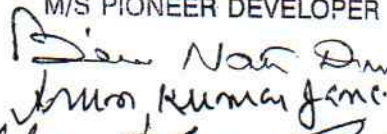
2. 
Gopal Sethi Rel.
K01-700115.

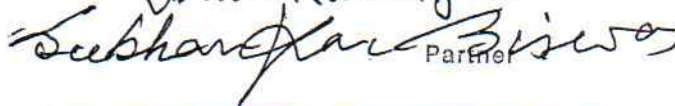


SIGNATURE OF THE LAND OWNER

3. 
Sri Ramnagar
K01-113

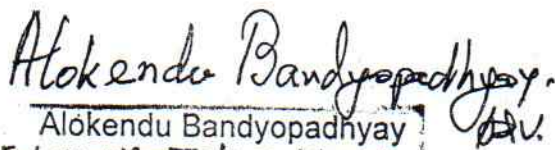
M/S PIONEER DEVELOPER


Sri Ramnagar


Partner

SIGNATURE OF THE DEVELOPER

Drafted by:



Alokendu Bandyopadhyay
Enl. no - WB - 570/2004 Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:


Prasanna Paul

Alokendu Bandyopadhyay

Advocate

Contd...16

(16)

Memo of Consideration

I, the land Owner doth hereby Received a sum of **Rs. 5,00,000.00 (Rupees Five Lakhs)** Only from the within named Developer/s in the following memo:

By an a/c payee cheque being no. 005010 dated 30.06.2021 issued from B.O.B. (S.O.P.E.P.H.R) Rs. 5,00,000.00

Total: Rs. 5,00,000.00

In Word: **Rupees Five Lakhs** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. S/O Narayan Ch. An.
S/O Narayan Ch. An.
Sukchan. Kol-115
2. Amar Nath Patra
Gopal Sethi Rd.
K-7-700115.
3. Arijit Kumar Dasgupta
Brisaminagar
K-7-113

Soumen Chandra Dasgupta
SIGNATURE OF THE LAND OWNER

Soumen Chandra Dasgupta

ORDER RULE 44A OF THE I.R. ACT 1908



Sri Somnath Das Gupta

(1) Name : **SRI SOMNATH DAS GUPTA**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Sri Somnath Das Gupta

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

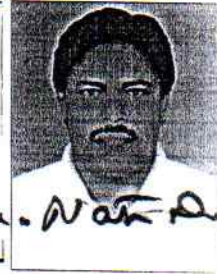
X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SRI BISWANATH DAS**

Sri Biswanath Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Sri Biswanath Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ARUN KUMAR JANA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Sri Arun Kumar Jana

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Sri Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

RULE 44A OF THE I.R. ACT 1908



SRI SUBHANKAR BISWAS

Subhankar Biswas

Name :

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



All the above fingerprints are of the abovenamed person, and attested by the said person.

Subhankar Biswas

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

X X X X X

RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

X X X X X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



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

GRN Details

GRN: 192021220020295271 Payment Mode: Online Payment
GRN Date: 25/06/2021 11:04:19 Bank/Gateway: AXIS Bank
BRN : 318652865 BRN Date: 25/06/2021 11:06:55
Payment Status: Successful Payment Ref. No: 2001033609/1/2021
[Query No*Query Year]

Depositor Details




Depositor's Name: Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke, Kolkata-700110
Mobile: 9674975574
Depositor Status: Advocate
Query No: 2001033609
Applicant's Name: Mr Alokendu Bandyopadhyay
Identification No: 2001033609/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001033609/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001033609/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	11942

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



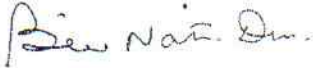
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Somnath Das Gupta Son of Late Santosh Kumar Das Gupta Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office	 <small>30/06/2021</small>	 <small>LTI 30/06/2021</small>	 <small>30/06/2021</small>
Patuatola Lane,, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office				







Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	PIONEER DEVELOPER 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxxx2R,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
	Mr BISWANATH DAS (Presentant) Son of Late Narayan Chandra Das Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office	 <small>Jun 30 2021 1:09PM</small>	 <small>LTI 30/06/2021</small>	 <small>30/06/2021</small>
KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, , 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, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)				



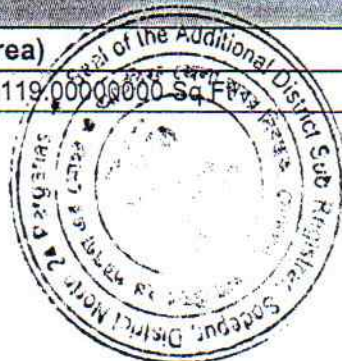
2	Name	Photo	Finger Print	Signature
	Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office			
	Jun 30 2021 1:09PM	LTI 30/06/2021	30/06/2021	
N.S.D. Ghat Road, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office			
	Jun 30 2021 1:10PM	LTI 30/06/2021	30/06/2021	
2no. Subhash Nagar,, City:- Panihati, , 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, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avishek Podder Son of Mr Basudeb Podder Sriramnagar, City:- Panihati, , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113			
	30/06/2021	30/06/2021	30/06/2021

Identifier Of Mr Somnath Das Gupta, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Das Gupta	PIONEER DEVELOPER-1.95938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Das Gupta	PIONEER DEVELOPER-2.99062 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Das Gupta	PIONEER DEVELOPER-1119.00000000 Sq Ft



Endorsement For Deed Number : I - 152403832 / 2021

On 30-06-2021

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

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

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

Presented for registration at 11:21 hrs on 30-06-2021, at the Office of the A.D.S.R. SODEPUR by Mr BISWANATH 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 42,54,673/-

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

Execution is admitted on 30/06/2021 by Mr Somnath Das Gupta, Son of Late Santosh Kumar Das Gupta, Patuatola Lane,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person

Indetified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-06-2021 by Mr BISWANATH DAS, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Execution is admitted on 30-06-2021 by Mr ARUN KUMAR JANA, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Execution is admitted on 30-06-2021 by Mr SUBHANKAR BISWAS, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2021 11:05AM with Govt. Ref. No: 192021220020295271 on 25-06-2021, Amount Rs: 5,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 318652865 on 25-06-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 14109, Amount: Rs.100/-, Date of Purchase: 30/04/2021, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/06/2021 11:05AM with Govt. Ref. No: 192021220020295271 on 25-06-2021, Amount Rs: 6,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 318652865 on 25-06-2021, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2021, Page from 147805 to 147841
being No 152403832 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.07.07 13:43:09 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/07/07 01:43:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)