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Subdivisional District, Sodepur, North 24 Parganas

DEVELOPMENT AGREEMENT

02 FEB 2022

THIS DEVELOPMENT AGREEMENT is made on this 2nd day of February, 2022 (Two Thousand Twenty Two) ;

Contd.....2

No.
 Date of Issue
 Subject
 Office
 Amount
 Remarks
 25 JAN 2022
 Signature
 Name
 Designation

79
 01/2/22
 Debiat Mukhyee
 Khand
 Sura



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Additional District Sub-Registrar
 Sodapur, North 24 Parganas

02 FEB 2022

S/o Sni Ditya Das
 Rik. Pally, Khindati
 PS - Khandakhat, 8/114.

[2]

B E T W E E N

SRI SUDIPTA MALLICK, PAN - AMQPM1886N, son of Late Makhan Lal Mallick, by Religion: Hindu, by Nationality : Indian, by Occupation : Business, residing at Nandan Kanan (South), P.O. and P.S. - Rahara, District - North 24 Parganas, Kolkata - 700118, 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 his legal heirs, executors, administrators and/or assigns etc.) of the **FIRST PART**.

A N D

PIONEER ASSOCIATES, PAN - AAMFP7725R, a Partnership firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely **(1) SRI KANTI RANJAN DAS, PAN - ADSPD7299P**, son of Late Nalini Kanta Das, by Religion: Hindu, by Nationality: Indian, by Occupation : Business, residing at 1 No. Suryasen Nagar, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, and **(2) SRI GOPAL DAS, PAN - AGAPD0725H**, son of Late Narayan Chandra Das, by Religion: Hindu, by Nationality : Indian, by Occupation : Business, residing at "KIRONALAY", Sasadhar Tarafder Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115, hereinafter called and referred to as the "**DEVELOPER**" (which 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, one Becharam Nag was the owner of ALL THAT piece and parcel of "Shali" Land measuring .29 Decimals (Satak), lying and situated at **Mouza : Khardah**, J. L. No. 2, R. S. No. 18, Touzi No. 2998, comprised in Dag No. 3601, written in Khatian No. 1413 which is under previous Khatian No. 1411, within the limits of Khardah Municipality, under P.S.- Khardah at present Rahara, in the District- 24 Parganas at present North 24 Parganas, Sub-Registry Office, Barrackpore at present A.D.S.R. Office, Sodepur, and during his peaceful possession of the same said Becharam Nag sold and transferred the said Property to one Dharendra Nath Basu through a registered Deed of Sale, being No. 1809, which was executed on 30/12/1955 and registered on 20/02/1956 at Sub-Registry Office, Barrackpore.

AND WHEREAS, by way of purchase said Dharendra Nath Basu became the absolute owner of the above said Property and while so seized and possessed of the same said Dharendra Nath Basu sold and transferred a portion of the above said Land measuring 7 Cottahs 4 Chittacks 1 Sq. Ft. or in english measurement more or less .12 Decimals (Satak) to Sri Guru Pada Das through a registered Deed of Sale, being No. 2452, which was registered on 14/03/1956 at Sub-Registry Office, Barrackpore.

AND WHEREAS, by way of aforesaid registered Deed of Sale said Sri Guru Pada Das became the absolute owner of the above said Property and while so seized and possessed with absolute right, title and interest of the same said Sri Guru Pada Das sold and transferred the above said 7 Cottahs 4 Chittacks 1 Sq. Ft. or in english measurement more or less .12 Decimals (Satak) to Makhan Lal Mallick (the father of the Land Owner herein) by virtue of

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registered Deed of Sale (Bengali Saf Bikroy Kobala) and the said Deed was registered on 29/01/1964 at Sub-Registry Office, Barrackpore, and recorded therein in Book No. 1, Volume No. 5, written in Pages from 169 to 172, being No. 189 for the year 1964.

AND WHEREAS, after purchasing the aforesaid Plot of Land said Makhan Lal Mallick became the absolute Owner of the said Property and mutated his name in the Assessment Register of local Khardah Municipality and also recorded his name in the records of B.L. & L.R Office, and constructed Two Storied Pucca Structure over the said Plot of Land, and while so seized and possessed with absolute right, title and interest of the same by paying municipal taxes and Govt. rents to the concern authority he gifted and transferred a portion of the said Land measuring 4 Cottahs 2 Chittacks 42 Sq. Ft. alongwith Two Storied Pucca Structure thereon, in favour his younger son i.e. the Land Owner herein SRI SUDIPTA MALLICK by virtue of registered Deed of Gift (Bengali Dan Patra) and the said Deed was registered on 29/08/2011 at A.D.S.R. Office, Barrackpore, and recorded therein in Book No. 1, CD Volume No. 31, written in Pages from 2836 to 2849, being No. 08198 for the year 2011.

AND WHEREAS, thereafter said Makhan Lal Mallick gifted 2 Cottahs 15 Chittacks 27 Sq. Ft. of Land alongwith Kancha Structure thereon to his said son SRI SUDIPTA MALLICK (the Land Owner herein) through another registered Deed of Gift (Bengali Dan Patra) which was registered on 18/05/2015 at A. D. S. R. Office, Sodepur, and recorded therein in Book No. 1, Volume No. 1524-2015, written in Pages from 4379 to 4397, being No. 152402571 for the year 2015.

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AND WHEREAS, by way of above said two separate registered Deed of Gift the Land Owner of the First Part herein SRI SUDIPTA MALLICK became the absolute Owner of the above said two plot of land alongwith Structure thereon, and mutated his name in the Assessment Register of local Khardah Municipality vide Municipal Holding No. 36 and 36/2, Nandan Kanan, in Ward No. 12, and also recorded his name as Rayat in B. L. & L.R. Office, vide **L. R. Khatian No. 7932** under **L.R. Dag No. 6890** in respect of the above said two plot of land.

AND WHEREAS, thereafter the Land Owner herein SRI SUDIPTA MALLICK applied for Amalgamation for his above said two plot of land vide Holding No. 36 and 36/2 and after Amalgamation of the said two plots he obtained a single holding vide **Holding No. 36**, Nandan Kanan, under Ward No. 12, and Land measuring in total more or less 7 (Seven) Cottahs 2 (Two) Chittacks 24 (Twenty Four) Sq. Ft. which is at present "Bastu" in nature alongwith Two Storied Dwelling House thereon. Thus, the Land Owner herein being the absolute owner has been possessing and enjoying the said property with absolute right, title and interest of the same free from all encumbrances by paying municipal taxes and Govt. rents to 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.

AND WHEREAS, the above named Land Owner of the First Part herein being desirous to develop his above said total Property morefully and particularly described in the First Schedule hereunder written and approached before the Developer of the Second Part

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herein **PIONEER ASSOCIATES**, having agreed mutually for development of the said Property for the purpose of raising Multi-Storied Building, consisting of several Flats/Garages and/or other units at Developer's own costs according to the sanctioned building Plan to be sanctioned by the local Khardah Municipality.

AND WHEREAS, the party of the Second Part/Developer herein having immense experience as builder and having financial capability accepted the said offer of the Land Owner for development of the said total Land by demolishing the existing Structure thereon and construction of the Multi-Storied Building over the said Land morefully described in the First Schedule written hereunder after having been satisfied as to the right, title and interest of the Land 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 :

SRI SUDIPTA MALLICK, son of Late Makhan Lal Mallick, resident of Nandan Kanan (South), P.O. and P.S. - Rahara, District - North 24 Parganas, Kolkata - 700118, the FIRST PART herein and his heirs, executors, administrators, successors and legal representatives.

Contd.....7

1.2 DEVELOPER SHALL MEAN :

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

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

1.4 PREMISES OR PROPERTY : Shall mean ALL THAT piece and parcel of "Bastu" Land measuring more or less **7 (Seven) Cottahs 2 (Two) Chittacks 24 (Twenty Four) Sq. Ft.** alongwith **2000 Sq. Ft. Two Storied Dwelling House** 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, 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.

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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 **30 (Thirty) Months** from the date of demolishing of the existing Structure over the said Land, within which the construction shall be completed by the Developer of 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 30 (Thirty) Months shall be extended to a further period not exceeding 6 (Six) months, and the Developer of the Second Part shall inform the Land 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 Building being the part and

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

- (i) **1 (One)** self contained residential **Flat** being **Flat No. C**, on the **Second Floor** of the proposed Multi-Storied Building, measuring more or less **590 Sq. Ft.** Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.
- (ii) **1 (One)** self contained residential **Flat** being **Flat No. D**, on the **Second Floor** of the proposed Multi-Storied Building, measuring more or less **1400 Sq. Ft.** Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.
- (iii) **1 (One) Garage** on the **Ground Floor** of the proposed Multi-Storied Building, being **Garage No. " 1 "**, measuring more or less **200 Sq. Ft.** Super Built Up Area, alongwith the Undivided Proportionate Share of Land.

(iv) **The Balance Area** of the Owner's Allocated Portion (**Balance of above said 40% Super Built Up Area**) will be handed over to the Land Owner in form of Cash Amount calculating @ **Rs. 2,200/- per Square Feet** and out of which the Developer has paid to the Land Owner a sum of **Rs. 2,00,000/- (Rupees Two Lac)** only at the time of signing of this Development Agreement and Development Power of Attorney AND the Developer herein will pay to the Land Owner another amount of **Rs. 28,00,000/- (Rupees Twenty Eight Lac)** only within **1 (One) Month** from the date of the execution of registered Development Agreement and Development Power of Attorney AND will pay **Rs. 30,00,000/- (Rupees Thirty Lac)** only at the time of Forth Floor Roof Casting AND **Rs. 20,00,000/- (Rupees Twenty Lac)** only at the time of starting of Floor works AND the said amounts will be adjusted with the above said 40% Owner's Allocated Portion. And the **Balance Amount** if any 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.

Be it mentioned herein that there is an vacant Land measuring more or less 150 Sq. Ft. on the North-South-West side which is not included with this Development Project and the Land Owner herein shall have the perpetual rights over the said Land. The Two Wheeler Parking Space is non salable area.

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 2nd day of February 2022.

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 has marketable title in respect of the said
premises.
- 3.3** The Owner or his 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 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.

Contd.....13

- 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 Building on the said premises of the Land 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 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 form the authority of the Khardah Municipality and shall complete the entire constructional works of the building

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within the period of **30 (Thirty) Months** from the date of demolishing of the existing Structure over the said Land.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

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

Contd.....17

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 thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.
- 9.3 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 9.4 Both the Land 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.
- 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.

Contd.....18

- 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 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 all the floors for any purpose except for residential purpose and the prospective first buyer and subsequent buyers in case of re-sells shall also ensure to use their respective flats only for residential purpose. The sale deeds/agreements of flats on all occasions shall contain an appropriate clause to this effect.

ARTICLE - X, LAND 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 **30 (Thirty) Months** from the date of demolishing of the existing Structure over the said Land.
- 11.2 The Developer will be liable to arrange a Temporary Residential Accommodation/Rented Flat for the Land Owner herein during the entire period of construction of the proposed Multi-Storied Building till such time that the new building is deemed perfectly fit for occupation, and the **Rental Charges** for the said Unit shall be borne by the Developer.
- 11.3 That the Developer at its own costs and responsibilities will demolish the existing structure by taking necessary permission from the competent authority, and after demolishing the existing structure all the materials of the demolished structure will be the Developer's Property and the Land Owner will not demand anything and/or raise any objection.
- 11.4 The Developer has to bear the cost of electricity & water during the period of construction and till the new proposed building is deemed fit for occupation.
- 11.5 The Developer shall install LIFT covering all the floors.
- 11.6 On completion of the proposed building when the Flats and/or other Units are ready for giving possession to the intending purchasers, the Possession Letter will be signed by the Developer as representative and Power of Attorney holder of

Contd.....21

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.

- 11.7** The Developer shall construct a compound/boundary wall upon completion of the new building at their own cost and expenses and fix heavy duty iron gate for security for ingress and egress of vehicles and occupants of the building.
- 11.8** The Developer will hand over the authenticated copies of the title deeds to the Owner at the time of handing over of the Owner's Allocated Portions. All current original documents will also be returned to the Owner.

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 Developer in course of the time with the consent of the Land Owner.
- 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 his transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government/Statutory taxes & outgoings payable in respect of their respective allocations.
- 12.6** The Land Owner herein is liable to pay the Income Tax, G.S.T. and T.D.S. in respect of his Owner's Allocation if applicable.
- 12.7** The Land Owner shall deliver original 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.

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

✓ **ALL THAT** piece and parcel of "Bastu" Land measuring more or less **7 (Seven) Cottahs 2 (Two) Chittacks 24 (Twenty Four) Sq. Ft.** alongwith **2000 Sq. Ft. Two Storied Dwelling House** thereon, lying and situated at **Mouza : Khardah, J. L. No. 2, R. S. No. 18, Touzi No. 2998, comprising R.S Dag No. 3601 under R.S Khatian 1413, corresponding to L.R. Dag No. 6890 under L. R. Khatian No. 7932,** within the limits of Khardah Municipality, in Ward No. 12, being **Holding No. 36, NANDAN KANAN,** under P.S. - Khardah at present Rahara, in the District - North 24 Parganas, A.D.S.R. Office Sodepur, butted and bounded by :

ON THE NORTH : Municipal Road and S. Mallick.

ON THE SOUTH : Debasish Ghosh & Others.

ON THE EAST : Debu Biswas.

ON THE WEST : 14' - 0" wide Nandan Kanan Road
(Inner Side).

Contd.....24

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

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

- (i) **1 (One)** self contained residential **Flat** being **Flat No. C**, on the **Second Floor** of the proposed Multi-Storied Building, measuring more or less **590 Sq. Ft.** Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.
- (ii) **1 (One)** self contained residential **Flat** being **Flat No. D**, on the **Second Floor** of the proposed Multi-Storied Building, measuring more or less **1400 Sq. Ft.** Super Built Up Area (Covered Area + Proportionate Share of Common Corridors, Stair & its landings + 20% Service Areas) alongwith the Undivided Proportionate Share of Land.
- (iii) **1 (One) Garage** on the **Ground Floor** of the proposed Multi-Storied Building, being **Garage No. " 1 "**, measuring more or less **200 Sq. Ft.** Super Built Up Area, alongwith the Undivided Proportionate Share of Land.

Contd.....25

- (iv) **The Balance Area** of the Owner's Allocated Portion (**Balance of above said 40% Super Built Up Area**) will be handed over to the Land Owner in form of Cash Amount calculating @ **Rs. 2,200/- per Square Feet** and out of which the Developer has paid to the Land Owner a sum of **Rs. 2,00,000/- (Rupees Two Lac)** only at the time of signing of this Development Agreement and Development Power of Attorney AND the Developer herein will pay to the Land Owner another amount of **Rs. 28,00,000/- (Rupees Twenty Eight Lac)** only within **1 (One) Month** from the date of the execution of registered Development Agreement and Development Power of Attorney AND will pay **Rs. 30,00,000/- (Rupees Thirty Lac)** only at the time of Forth Floor Roof Casting AND **Rs. 20,00,000/- (Rupees Twenty Lac)** only at the time of starting of Floor works AND the said amounts will be adjusted with the above said 40% Owner's Allocated Portion. And the **Balance Amount** if any 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 said Flats and Garage will be completed as per the Specification mentioned in the Fourth Schedule herein below.

Be it mentioned herein that there is an vacant Land measuring more or less 150 Sq. Ft. on the North-South-West side which is not included with this Development Project and the Land Owner herein shall have the perpetual rights over the said Land. The Two Wheeler Parking Space is non salable area.

Contd.....26

The above Allocation (referred to as the Owner's Allocation) is 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) **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.

Contd.....27

(5) **Toilet** : Bathroom fitted upto 5' - 6" height with white glazed tiles of standard brand, One Toilet of Indian type white commode of standard brand with standard P.V.C. cistern. All fittings are in standard type, One wash hand basin is in Dining Space.

(6) **Kitchen** : Cooking Platform of Granite and Sink will be of Steel Sink, 4' height glazed Kitchen Tiles in the inside wall above the platform will be upto ceiling label.

(7) **Doors** : All doors of good quality water proof ply type and peep hole on main entrance door, anodized Aluminium tower bolt in all doors. Collapsible Gate will be provided at the main entrance.

(8) **Windows** : Frame and shutter fully glass, panel will be of good quality Aluminium channel will be provided in the windows.

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

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

ELECTRICAL WORKS :

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

Contd.....28

PAINTING :

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

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 him in his said allotted portions and such extra payment shall have to be made before commencing the extra works.

RESTRICTIONS :

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

JURISDICTION :

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

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. Ushmi Mallick.
36, Nandan Kanan, Rahara
Kd - 118

Suslipta Mallick.
Signature of the Land Owner

2. Ashu Kumar
Kharab
19-117

PIONEER ASSOCIATES
1. Karuti Ranjan
2. Partner
Partners of PIONEER ASSOCIATES

Signature of the Developer

Drafted & prepared by :

Debasish Mukherjee

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

Computer typed by :

Sanjib Das
(Sanjib Das, Barrackpore)

:- MEMO OF CONSIDERATION :-

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

<u>Date</u>	<u>Cash /Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount (Rs.)</u>
02/02/2022	Chq. No. 006170	B. O. B. Khardah	1,80,000/-
02/02/2022	Chq. No. 006171	B. O. B. Khardah	20,000/-

Total - Rs. 2,00,000/-

(Rupees Two Lac) only.

Sudipta Mallick.
Signature of the Land Owner

WITNESS :

1. Ushmi Mallick.
86, Nandan Kanan, Rahora.
kol - 118
2. Anus Khilla
Khardah
10-117

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT
 LEFT HAND FINGER PRINT Name SUDIPTA MALICK

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sudipta Mallick

FINGER PRINT

SIGNATURE Sudipta Mallick

2. LEFT HAND FINGER PRINT Name KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Kanti Ranjan Das

RIGHT HAND FINGER PRINT

SIGNATURE Kanti Ranjan Das

3. LEFT HAND FINGER PRINT Name GOPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Gopal Das

4. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE



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

GRN Details

GRN: 192021220175603888 Payment Mode: Online Payment (SBI Epay)
GRN Date: 01/02/2022 16:21:12 Bank/Gateway: SBlePay Payment Gateway
BRN : 4750773185940 BRN Date: 01/02/2022 16:02:34
Gateway Ref ID: IGAMXVIEJ0 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2000346730/1/2022
[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: 2000346730
Applicant's Name: Mr Debasish Mukherjee
Identification No: 2000346730/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000346730/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2000346730/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	17042

IN WORDS: SEVENTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-01158/2022	Date of Registration	02/02/2022
Query No / Year	1524-2000346730/2022	Office where deed is registered	
Query Date	30/01/2022 8:50:21 PM	1524-2000346730/2022	
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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 1,05,19,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road (Inner Side), Mouza: Khardah, , Ward No: 12, Holding No:36 JI No: 2, Touzi No: 2998 Pin Code : 700118


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-6890 (RS :-)	LR-7932	Bastu	Bastu	7 Katha 2 Chatak 24 Sq Ft	35,00,000/-	90,19,502/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					11.8113Dec	35,00,000 /-	90,19,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	15,00,000 /-	15,00,000 /-	






Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUDIPTA MALLICK Son of Late Makhan Lal Mallick Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office			
		02/02/2022	LTI 02/02/2022	02/02/2022
Nandan Kanan (South), City:- Khardah, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx6N, Aadhaar No: 99xxxxxxxx5515, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office				

Developer Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri KANTI RANJAN DAS (Presentant) Son of Late Nalini Kanta Das Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office			
		Feb 2 2022 11:41AM	LTI 02/02/2022	02/02/2022
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 - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	 Feb 2 2022 11:42AM	 LTI 02/02/2022	 02/02/2022
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: 86xxxxxxx3840 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	 02/02/2022	 02/02/2022	 02/02/2022
Identifier Of Shri SUDIPTA MALLICK, Shri KANTI RANJAN DAS, Shri GOPAL DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA MALLICK	PIONEER ASSOCIATES-11.8112 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA MALLICK	PIONEER ASSOCIATES-2000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road (Inner Side), Mouza: Khardah, , Ward No: 12, Holding No:36 JI No: 2, Touzi No: 2998 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6890, LR Khatian No:- 7932		Seller is not the recorded Owner as per Applicant.

On 02-02-2022

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

Admissible under rule 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 11:16 hrs on 02-02-2022, at the Office of the A.D.S.R. SODEPUR by Shri KANTI RANJAN DAS ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,19,502/-

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

Execution is admitted on 02/02/2022 by Shri SUDIPTA MALLICK, Son of Late Makhan Lal Mallick, Nandan Kanan (South), P.O: Rahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

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

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

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

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

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 4:22PM with Govt. Ref. No: 192021220175603888 on 01-02-2022, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4750773185940 on 01-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

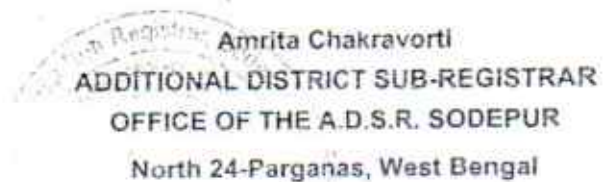
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 79, Amount: Rs.5,000/-, Date of Purchase: 01/02/2022, Vendor name: J K BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 4:22PM with Govt. Ref. No: 192021220175603888 on 01-02-2022, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4750773185940 on 01-02-2022, 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 1524-2022, Page from 59792 to 59838

being No 152401158 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.02.21 15:47:37 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/02/21 03:47:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



PIONEER ASSOCIATES

Partner

(This document is digitally signed.)