

3496/22

I-3460/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 202789

2/1156528/22

১. এই নথিটি ২০২২ সালের ২০তম এপ্রিল তারিখে  
 সোদেপুর, উত্তর ২৪ পরগণা জেলায়  
 সোদেপুর, উত্তর ২৪ পরগণা জেলায়  
 সোদেপুর, উত্তর ২৪ পরগণা জেলায়  
 সোদেপুর, উত্তর ২৪ পরগণা জেলায়



Additional District Sub-Registrar  
Sodepur, North 24 Parganas

**DEVELOPMENT AGREEMENT**

20 APR 2022

THIS DEED OF AGREEMENT is made on this the 20th day of April, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

Contd...2

*AR*

Alokendu Bandyopadhyay  
Advocate

*Shyam Kung'e.*

No. 3776 Date 07 APR 2022  
Name .....  
Address .....  
P.S. ....  
Dist. ....  
Name of Treasury :- Barrackpore  
Name of Vender :- RANA SUR  
Date of Purchase .....  
Total Amount .....  
Signature of Vendor .....

Alokendu Bandyopadhyay  
Advocate  
High Court, Calcutta

29 MAR 2022

35 0000

Rana Sur



[Handwritten signature]

Additional District Sub-Registrar  
Sodepur, North 24-Parganas

20 APR 2022

Ayan Banerjee,  
Adv  
S/o- Swapan Banerjee,  
Barrackpore Court.

(2)

**BETWEEN**

**SRI ARUN KUMAR GHOSH (PAN: AEAPG9069B)**, Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART.**

**AND**

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

**(1) SRI BISWANATH DAS**, Son of Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

**(2) SRI ARUN KUMAR JANA**, Son of 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,



Alokendu Bandyopadhyay  
Advocate

Contd...3

(3)

**(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.**

**WHEREAS** the land owner has been by virtue of inheritance from his deceased father and mother and by virtue of two nos. Deed of Gift from his beloved Sisters and by virtue of a Registered Deed of Conveyance from his co-sharers have obtained a plot of land measuring an area 5 Cottahs 7 Chittaks 15 Sq.ft. classified as "BASTU" within Mouza: Sukchar, J.L. 9, Re Su 14, Touzi 156, comprised in R.S. Dag No. 2405 (9decimal), under R.S. Khatian No. 476, A.D.S.R.O. Sodepur, P.S. Khardah, A.D.S.R.O. Sodepur, District- North 24 Parganas, within the local limits of Panihati Municipality, bearing Holding no. 9 Ghosh Para Road, under Ward No. 1, being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.



Alokendu Bandyopadhyay  
Advocate

Contd...4

(4)

**AND WHEREAS** Originally Sri Kanailal Ghosh (Son of Late Haridas Ghosh) was the absolute and lawful sole owner of a piece and parcel of land measuring about 5 Cottahs 7 Chittaks 15 Sq.ft. of land more or less Classified as "BASTU", lying and situate at Mouza: Sukchar, J.L. 9, Re Su 14, Touzi 156, comprised in R.S. Dag No. 2405 (9decimal), under R.S. Khatian No. 476, P.S. Khardah, A.D.S.R.O. Sodepur, and the said Kanailal Ghosh as being the sole and lawful owner of the above mentioned landed Property, recorded his name in the assessment register of Panihati Municipality and his name also recorded in the R.S. Records of Right which was finally published and enjoying the same without any interruption of others.

**AND WHEREAS** while have been enjoying the same the said Kanailal Ghosh died intestate on 20.04.1978, leaving behind him his wife namely Kamala Ghosh three sons namely Sri Anil Kumar Ghosh, Sri Arun Kumar Ghosh (the land owner hereof) & Sri Alope Kumar Ghosh AND seven daughters namely Nilima Ghosh (wife of Gobinda Prosad Ghosh), Anima Ghosh (Wife of Bankim Chandra Ghosh), Mina Paul (Wife of Sri Rabindranath Paul), Pratima Kumar (Wife of Sri Sudhir Kumar), Rama Ghosh (Wife of Sri Ajit Ghosh), Anjana Biswas (Wife of Sri Asit Biswas) and Manika Ghosh (unmarried) as his legal heirs and successors.

While have been enjoying the same said Anima Ghosh (Wife of Late Bankim Chandra Ghosh) died on 18.08.1993 leaving behind her son namely Sourav Kumar Ghosh &



Alokendu Bandyopadhyay

Advocate

Contd...5

(5)

one daughter namely Mousumi Ghosh as her surviving legal heirs and successors in respect of her undivided share of the subject landed property.

Be it mentioned here that the wife of Kanailal Ghosh namely Kamala Ghosh died on 29.01.2002.

Subsequently said Anil Kumar Ghosh died on 08.01.2009, leaving behind him his wife namely Gayatri Ghosh, one son namely Amit Kumar Ghosh & one daughter namely Sukanya Paul (Wife of Debabrata Paul) as her surviving legal heirs and successors in respect of his undivided share of the subject landed property.

And thereafter said Nilima Ghosh (wife of Late Gobinda Prosad Ghosh) died on 31.12.2009, leaving behind her one son namely Prabir Kumar Ghosh & one daughter namely Sukla Ghosh (Wife of Sri Biswanath Ghosh), as her surviving legal heirs and successors in respect of her undivided share of the subject landed property.

**AND WHEREAS** thus in the manner aforesaid the said Arun Kumar Ghosh (Son of Late Kanailal Ghosh), the land owner hereof has got 1/10th undivided share of the landed property, the said Alope Kumar Ghosh (Son of Late Kanailal Ghosh) has got 1/10th undivided share of the landed property, Smt. Mina Paul, (Wife of Sri Rabindranath Paul) has got 1/10th undivided share of the landed property, Smt. Pratima Kumar (Wife of Sri Sudhir Kumar), has got 1/10th undivided share of the landed property, Smt. Rama Ghosh (Wife of Sri Ajit Ghosh), has got 1/10th undivided



Alokendu Bandyopadhyay  
Advocate

Contd...6

(6)

share of the landed property, Smt. Anjana Biswas (Wife of Sri Asit Biswas), has got 1/10th undivided share of the landed property, Smt. Manika Ghosh (Daughter of Late Kanailal Ghosh) has got 1/10th undivided share of the landed property, Sri Sourav Kumar Ghosh (Son of Late Bankim Chandra Ghosh), Smt. Mousumi Ghosh (Wife of Sri Sukanta Ghosh, Daughter of Late Bankim Chandra Ghosh) jointly have got 1/10th undivided share of the landed property, Smt. Gayatri Ghosh (Wife of Late Anil Kumar Ghosh), Sri Amit Kumar Ghosh (Son of Late Anil Kumar Ghosh) and Smt. Sukanya Paul (Wife of Sri Debabrata Paul, Daughter of Late Anil Kumar Ghosh) jointly have got 1/10th undivided share of the landed property and Sri Prabir Kumar Ghosh (Son of Late Gobinda Prosad Ghosh) and Smt. Sukla Ghosh (Wife of Sri Biswanath Ghosh, Daughter of Late Gobinda Prosad Ghosh) jointly have got 1/10th undivided share of the total landed property and they jointly inherited the said landed property as the Class-I legal heirs as per the law of Hindu Succession Act, 1956.

**AND WHEREAS** in the manner aforesaid said Smt. Mina Paul (Wife of Sri Rabindranath Paul) and Smt. Rama Ghosh (Wife of Sri Ajit Ghosh) jointly inherited the undivided 2/10th i.e. 1/5th share of the total landed property i.e. 1cottah 1chittak 21sq.ft. out of the total landed property measuring an area 5 Cottahs 7 Chittaks 15 Sq.ft. and while have been enjoying the same they jointly make a Gift of their undivided 2/10th i.e. 1/5th share in favour of their



*Alokendu Bandyopadhyay*

*Advocate*

Contd...7

(7)

full blooded brothers namely Arun Kumar Ghosh (Son of Late Kanailal Ghosh) and Alope Kumar Ghosh (Son of Late Kanailal Ghosh) by executing a Registered Deed of Gift, being no. 152403146, which was executed and registered on 28.05.2018, at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, Vol. no. 1524-2018, pages from 99139 to 99171, being no. 152403146, for the year 2018.

**AND WHEREAS** said SMT. GAYATRI GHOSH, SRI AMIT KUMAR GHOSH, SMT. SUKANYA PAUL, SMT. PRATIMA KUMAR, SMT. MANIKA GHOSH, SMT. ANJANA BISWAS, SRI SOURAV KUMAR GHOSH, SMT. MOUSUMI GHOSH, SRI PRABIR KUMAR GHOSH, SMT. SUKLA GHOSH jointly became the lawful owners of undivided 6/10th i.e. 3/5th share of said landed property measuring 3Cottahs 2Chittak 18Sq.ft. out of the total landed property measuring an area 5 Cottahs 7 Chittaks 15 Sq.ft. and enjoying the actual physical possession of the said landed property with their other co-sharers peacefully, quietly and enjoying the same by paying the relevant rents & taxes to the authority concern regularly and without any interruption of others.

**AND WHEREAS** while have been enjoying the same said SMT. GAYATRI GHOSH, SRI AMIT KUMAR GHOSH, SMT. SUKANYA PAUL, SMT. PRATIMA KUMAR, SMT. MANIKA GHOSH, SMT. ANJANA BISWAS, SRI SOURAV KUMAR GHOSH, SMT. MOUSUMI GHOSH, SRI PRABIR KUMAR



Alokendu Bandyopadhyay  
Advocate

Contd...8



(8)

GHOSH, SMT. SUKLA GHOSH jointly sold out their undivided 6/10th i.e. 3/5th share of said landed property measuring 3Cottahs 2Chittak 18Sq.ft. to their co-sharer namely Arun Kumar Ghosh (Son of Late Kanailal Ghosh) and Alope Kumar Ghosh (Son of Late Kanailal Ghosh) by executing a Registered Deed of Conveyance being no. 152403835, which was executed and registered on 29.06.2018 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, 1524-2018, pages from 118945 to 118982, being no. 152403835, for the year 2018.

**AND WHEREAS** as per the foregoing events the land owner hereof alongwith his full-blooded brother namely Sri Alope Kumar Ghosh (Son of Late Kanailal Ghosh) became the lawful joint owners of a plot of land which is the subject property of this development agreement measuring more or less 5 Cottahs 7 Chittaks 15 Sq.ft. of land lying and situate at **Mouza: Sukchar**, J.L. 9, Re Su 14, Touzi 156, comprised in R.S. Dag No. 2405 (9decimal), under R.S. Khatian No. 476, P.S. Khardah, A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, Bearing Holding No. 9 Ghosh Para Road, under Ward No. 1 and enjoying the same jointly, peacefully, quietly and without any interruption of others and while have been enjoying the same said Alope Kumar Ghosh gifted his undivided 1/2 share of land i.e. 2 Cotthas 11 Chittaks 30 Sq.ft out of the total landed property measuring more or less 5 Cottahs 7 Chittaks 15 Sq.ft. in favour of his favour of



*Alokendu Bandyopadhyay*  
Advocate


Contd...9

(9)

his full blooded brother namely Sri Arun Kumar Ghosh (the land owner hereof) by executing a Deed of Gift, being no. 152403968, which was executed and Registered on 05.07.2018, at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I, Vol. No. 1524-2018, noted within the pages from 126189 to 126212, being no. 152403968, for the year 2018.

**AND WHEREAS** thus in the manner aforesaid the land owner hereof has become the lawful owner of 5 Cottahs 7 Chittaks 15 Sq.ft. landed property and he mutated his name in the Assessment Registrar of Panihati Municipality, bearing Holding No. 9, Ghosh Para Road, under Ward No. 1 and possessing as well as enjoying the same peacefully, quietly and without any interruption of others by exercising all his right of ownership over the said landed property and he is thus legally entitled to the said property thereof paying the relevant rent taxes regularly.

**AND WHEREAS** the owner hereof with a view to fulfil his desire by making construction of a Multi Storeyed Building (G+4) over the said plot of land measuring an area **5 Cottahs 7 Chittaks 15 Sq.ft.** mentioned in the Schedule hereunder written in accordance with the building plan and the Land Owner sanctioned the building plan which was sanctioned by the Panihati Municipality, **Vide Plan No. 238, dated. 07.11.2019** and the Land Owner of the First Part approached the Developer Firm of the Second

  
Alokendu Bandyopadhyay  
Advocate

Contd...10

(10)

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

**AND WHEREAS** the owner herein hereby agree to authorise the Developer to construct the multistoried (G+4) building in respect of his landed property in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:**

**ARTICLE-I**

**DEFINITION**

**1. OWNER:**

**SRI ARUN KUMAR GHOSH**, Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,



*Alokendu Bandyopadhyay*  
Advocate

Contd...11

**2. DEVELOPER:**

**"M/S. PIONEER DEVELOPER"** a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, 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, Sasadhar 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**, S/o. Sri Madhab Chandra Biswas, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at DIPSIKHA APARTMENT, Second Floor, Flat No. B, Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

3. LAND : The land described in the schedule hereunder written.

4. BUILDING : Means multistoried building to be constructed on the schedule property in accordance with the sanctioned plan by the Panihati Municipality in the name of the land owner at the cost of the developer.

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.



Alokendu Bandyopadhyay

Advocate

Contd...12

(12)

6. BUILDING PLAN : Plan to be sanctioned by the Panihati Municipality.

7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multi storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

8. TRANSFeree : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

9. TIME : Shall mean the construction to be completed within **36 months** from the date of execution and registration of this Development Agreement.

10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

## **ARTICLE-II**

### **COMMENCEMENT AND FIELD OF THIS AGREEMENT**

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of Conveyance or Transfer by the Land Owner in



Alokendu Bandyopadhyay  
Advocate

Contd...13

(13)

favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

**ARTICLE-III**

**LAND OWNER REPRESENTATION**

(a) The Land owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the Land owner have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispence, attachments, acquisition, requisition whatsoever or howsoever.

(d) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(e) That the said property is not subject to any suit or legal proceeding in any court of law.

**ARTICLE-IV**

**LAND OWNER RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

(i) The Land owner became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispence, trusts, requisition or acquisition



Alokendu Bandyopadhyay

Advocate

Contd...14

(14)

what-so-ever nature and have a valid marketable title on the said premises.

(ii) The Land owner has absolute right and authority to develop the said plot of land.

**ARTICLE-V**

**DEVELOPER'S RIGHT AND RESPONSIBILITIES**

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) The existing building will be demolished by the land owner at his own cost and they would get all the articles/ debris and the sale proceed of the same the developer shall have no right over the same.

(ii) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(iii) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owner.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole



*Alokendu Bandyopadhyay*

*Advocate*

Contd...15

(15)

authority to sell the flats of the proposed building/ buildings which completely includes as Developer's areas/ allocation in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owner or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owner. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owner and to submit the same to the concerned authority in the name of the owner at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owner from the concerning authority/s.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land owner from and against any and all actions, charges, claims any third party arising out



*Alokendu Bandyopadhyay*

*Advocate*

Contd...16



of due to the negligence of noncompliance of any law, bye-law, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer will complete the construction within **36 months** from the date of execution and registration of this Development Agreement. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of **36 months** from the date of execution and registration of this Development Agreement barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owner by payment of money towards damages, and such compensation to be ascertain by the mutual discussion of both the parties hereof.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owner indemnified.

(x) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(xi) The grade of concrete to be used will conform to ISI-M20.



*Alokendu Bandyopadhyay*  
Advocate

Contd...17

**ARTICLE-VI**

**CONSIDERATION**

In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner hereof will entitle to get **38%** super built up area of the sanctioned building plan which will be distributed in the following manner:-

The owner hereof entitled to get Four nos. of Self contained residential flats out of which one flat being **Flat no. 3A**, measuring an area more or less **575 Sq.Ft.** super builtup area, located on the **3rd floor, (North-West Facing)**, another flat being **Flat no. 3B**, measuring an area more or less **825 Sq.Ft.** super builtup area, located on the **3rd floor, (North-East Facing)**, another flat being **Flat no. 3C**, measuring an area more or less **1045 Sq.Ft.** super builtup area, located on the **3rd floor, (South-East Facing)**, another flat being **Flat no. 3D**, measuring an area more or less **845 Sq.Ft.** super builtup area, located on the **3rd floor, (South-West Facing)** AND **One Covered Garage** being **Garage No. 3**, measuring an area more or less **163 Sq.Ft.** super builtup area, located on the **Ground Floor, (South-West Facing)** into and out of the proposed multistoried building.

**Covered area means : Constructed covered area of Unit + proportionate share of stair case & lobby.**

It is pertinent to mention here that after receiving and/or accepting the owner's allocation Flats & Garage as specified herein above and after calculation of owner's allocation area



Alokendu Bandyopadhyay

Advocate

Contd...18

if it is found that the Owner will get more than the allocated area as per the ratio of **38%** of the sanctioned building plan area or constructed covered area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ **Rs. 2500/- (Rupees Two Thousand Five Hundred) Only per Sq.ft.** to the Land Owner and such amount shall be paid by the Developer to the land Owner at the time of handover the physical possession of Owner's Allocation Flat and vice-versa.

All Flats will be constructed by the Developers as per the Sanctioned Plan by the Panihati Municipality according to the specification mentioned here-in-under in Schedule "D", togetherwith proportionate share of common services of the said premises and facilities and enjoyment of the other areas of the building.

Be it mentioned hereto that after receiving the possession of owner allocation flats & garage as mentioned herein above and the entire consideration amount as Owner allocation the Owner herein shall have no future claim or demand in respect of their allocation from the Developer.

**ARTICLE-VII**  
**PROCEDURE**

1. The Land owner shall execute a Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only.



Alokendu Bandyopadhyay

Advocate

Contd...19

(19)

During continuation of this agreement the owner shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.

2. The Land owner shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owner after the completion of the construction and after transfer or sale of all the flats to the said future owner hereof.

3. The Land owner have already handover the physical possession of the land with existing structure to the developer and/or their representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owner free of cost.

5. The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owner allocated flats as may be determined by the association or society to be



Alokendu Bandyopadhyay

Advocate

Contd...20

(20)

formed after taking physical possession of his respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.

**ARTICLE - VIII**

**CONSTRUCTION**

The Land owner or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

**ARTICLE-IX**

**POSSESSION**

Immediately on execution of these presents the owner shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owner or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owner and the Developer.



*Alokendu Bandyopadhyay*

*Advocate*

Contd...21

**ARTICLE-X**

**BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **36 months** from the date of Sanction Plan of the proposed multistoried building.

(b) The Developer will install and erect in the said Building at his own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the WBSEDCL/C.E.S.C. and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/C.E.S.C. in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owner construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owner.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owner shall have no liability whatsoever in this context.



Alokendu Bandyopadhyay

Advocate

Contd...22

**ARTICLE - XI**

**RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owner under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or his respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

**ARTICLE-XII**

**SERVICE AND CHARGES**

(a) On completion of the Building and after possession of his respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owner and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owner of the respective flats as and when formed.



*Alokendu Bandyopadhyay*

*Advocate*

Contd...23

**ARTICLE - XI**

**RATES AND TAXES**

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owner under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or his respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

**ARTICLE-XII**

**SERVICE AND CHARGES**

(a) On completion of the Building and after possession of his respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(c) The Developer in consultation with the Land owner and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owner of the respective flats as and when formed.



*Alokendu Bandyopadhyay*

*Advocate*

Contd...23



**ARTICLE-XIII**

**COMMON RESTRICTIONS**

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bid skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in his allocated portion or any part thereof.

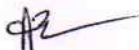
(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owner shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

**ARTICLE-XIV**

**LEGAL COMPLIANCE**

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owner shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending purchasers or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.



Alokendu Bandyopadhyay

Advocate

Contd...24

**ARTICLE - XV**

**OWNERS' INDEMNITY**

The Owner hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/ omission of any act or deed on the part of the Land owner.

**ARTICLE - XVI**

**TITLE DEEDS**

The Land Owner shall keep ready all original documents and the title deed/deeds with them at the time of execution and registration of this Development Agreement and all original documents and title deeds will be handed over to the developer for verification by the loan granting authority for the intending purchaser or purchasers of the proposed building.

**ARTICLE - XVII**

**MISCELLANEOUS**

(a) The Land Owner and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owner if delivery by

  
Alokendu Bandyopadhyay  
Advocate

Contd...25

(25)

hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owner shall be deemed without prejudice to the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owner and the Confirming hereto do hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

### **ARTICLE-XVIII**

#### **FORCE MAJEURE**

1. Force Majeure is herein defined as:

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) Transportation delay due to force majeure or accidents.



Alokendu Bandyopadhyay

Advocate

Contd.....26

(26)

2. The Developer and/or Land owner shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owner.

**ARTICLE-XIX**

**JURISDICTION**

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

**ARTICLE-XX**

**ARBITRATION**

All disputes and differences arising between the parties to this agreement shall on the First place be referred to the common friend and/or well wisher namely Sri Gopal Das, (S/o. Late Narayan Chandra Das), residing at: KIRANALAYA, 1st Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, to solve the problem and both parties are binding to obey the decision of Mr. Gopal Das.

**ARTICLE-XXI**

**GENERAL CONDITIONS**

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.



Alokendu Bandyopadhyay  
Advocate

Contd.....27

(27)

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and Parcel of land measuring more or less **5Cottahs 7Chittaks 15Sq.ft.** classified as "**BASTU**", togetherwith 100 sq.ft. R.T. Shed standing thereon which is situates and lying at **Mouza: Sukchar, J.L. 9, Re Su 14, Touzi 156,** comprised in **R.S. Dag No. 2405,** under **R.S. Khatian No. 476,** A.D.S.R.O. Sodepur, P.S. Khardah, District- North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 9 Ghosh Para Road, under Ward No. 1, which is the subject property of this Development Agreement.

**BUTTED AND BOUNDED**

On the North : Land of Dag No. 2402 & 2404.  
On the South : 10ft. Wide Ghosh Para Road.  
On the East : Land of Dag no. 2406,  
On the West : Land of Dag no. 2392,

The Above scheduled property is vividly shown in the Plan annexed hereto and boundary line marked by coloured **RED**. The said plan will be treated as a part of this DEVELOPMENT AGREEMENT.

**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 hereof will entitle to get **38%** super built up area of the sanctioned building plan which will be distributed in the following manner:-



Alokendu Bandyopadhyay  
Advocate

Contd.....28

(28)

The owner hereof entitled to get Four nos. of Self contained residential flats out of which one flat being **Flat no. 3A**, measuring an area more or less **575 Sq.Ft.** super builtup area, located on the **3rd floor, (North-West Facing)**, another flat being **Flat no. 3B**, measuring an area more or less **825 Sq.Ft.** super builtup area, located on the **3rd floor, (North-East Facing)**, another flat being **Flat no. 3C**, measuring an area more or less **1045 Sq.Ft.** super builtup area, located on the **3rd floor, (South-East Facing)**, another flat being **Flat no. 3D**, measuring an area more or less **845 Sq.Ft.** super builtup area, located on the **3rd floor, (South-West Facing)** AND **One Covered Garage** being **Garage No. 3**, measuring an area more or less **163 Sq.Ft.** super builtup area, located on the **Ground Floor, (South-West Facing)** into and out of the proposed multistoried building.

**Covered area means : Constructed covered area of Unit + proportionate share of stair case & lobby.**

It is pertinent to mention here that after receiving and/or accepting the owner's allocation Flats & Garage 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%** of the sanctioned building plan area or constructed covered area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ **Rs. 2500/- (Rupees Two Thousand Five Hundred) Only per Sq.ft.** to the Land Owner and such amount shall be paid by the Developer to the land Owner at the time of handover the physical possession of Owner's Allocation Flat and vise-versa.

All Flats will be constructed by the Developers as per the Sanctioned Plan by the Panihati Municipality according



Alokendu Bandyopadhyay

Advocate

Contd.....29

(29)

to the specification mentioned here-in-under in Schedule "D", togetherwith proportionate share of common services of the said premises and facilities and enjoyment of the other areas of the building.

Be it mentioned hereto that after receiving the possession of owner allocation flats & garage as mentioned herein above and the entire consideration amount as Owner allocation the Owner herein shall have no future claim or demand in respect of their allocation from the Developer.

**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 multistories.

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.

Palla : Flush Door, Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.



Alokendu Bandyopadhyay

Advocate

Contd.....30

(30)

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.

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.

Mother Meter/Common Lift : Proportionate cost of infrastructure i.e mother line and proportionate lift cost to the tune of Rs. 75,000/- for per flat / unit will be borne by the land owner for their respective allocation.

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.



Alokendu Bandyopadhyay  
Advocate

Contd.....31



(31)

**IN WITNESSES WHEREOF**, the Parties have hereunto put his respective signature on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**in the presence of**

**WITNESSES:**

1. Anup Kumar Ghosh.  
46, Sukchar Ghosh Para,  
Kolkata - 700115

2. Gop M Das.  
Matri Mandir  
Sukchar - KOL-115

Anup Kumar Ghosh.

**SIGNATURE OF THE LAND OWNER**

M/S PIONEER DEVELOPER

Prasenjit Das  
Anup Kumar Ghosh  
Subhan Das Biswas  
Partner

**SIGNATURE OF THE DEVELOPER**

**Drafted by:**

Alokendu Bandyopadhyay, Adv.

**ALOKENDU BANDYOPADHYAY**  
Advocate  
Calcutta High Court, District Judge's Court Barasat,  
Barrackpore Court  
Enl. No.-WB-570/2004

**Laser Setter:**

Preetam Das  
Preetam Das

Alokendu Bandyopadhyay  
Advocate

**SITE PLAN FOR PROPOSED MULTI STORIED RESIDENTIAL BUILDING ON LAND AT MOUZA - SUKCHAR, J.L.NO.-9, R.S NO - 14, TOUZI NO-156, R.S.DAG NO. -2405, R.S.KHATIAN NO - 476, WITHIN THE LIMITS OF PANIHATI MUNICIPALITY, HOLDING NO. -1, AT GHOSPORA ROAD, WARD NO. -1, P.S. - KHARDAH, DIST. NORTH 24 PARGANAS.**

ONLY WRITTEN DIMENSION TO BE FOLLOWED

TOTAL LAND AREA : 05 K - 07 CH - 15 SFT. = 3930 SFT. (356.10 M<sup>2</sup>)

100.5 FT RTS.



L/O Lt. RAMESWAR NATH  
19070

L/O Lt. SHAMBHUNATH GHOSH

21940

21031

L/O Lt. NIRMAL DOLUI

MAIN DRAIN

13695

3150 W. GHOSH PARA ROAD



*from Kumar Ghosh*  
**SIGN. OF LAND OWNER**

P/S PIONEER DEVELOPER  
*P. S. N. D. S.*  
*Mrs. Kumari Jais*  
*Subhash Biswas*  
Partner

**SIGN. OF DEVELOPER**

**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SRI BISWANATH DAS**

*Sri Biswanath Das*

**LEFT HAND FINGER PRINT**

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.

**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SRI SUBHANKAR BISWAS**.....

*Subhankar Biswas*

**LEFT HAND FINGER PRINT**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Subhankar Biswas*  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ARUN KUMAR GHOSH**.....

*Arun Kumar Ghosh*

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

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Arun Kumar Ghosh*  
SIGNATURE OF THE PRESENTANT

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

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: 192022230010694981 Payment Mode: Online Payment  
GRN Date: 19/04/2022 21:28:58 Bank/Gateway: AXIS Bank  
BRN : 323058760 BRN Date: 19/04/2022 21:04:21  
Payment Status: Successful Payment Ref. No: 2001156528/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay  
Address: 76, Central Road, Anandaloke Sodepur, Kolkata-700110  
Mobile: 9674975574  
Depositor Status: Advocate  
Query No: 2001156528  
Applicant's Name: Mr Alokendu Bandyopadhyay  
Identification No: 2001156528/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001156528/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2001156528/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>6941</b>

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

## Major Information of the Deed

Deed No :	I-1524-03460/2022	Date of Registration	20/04/2022
Query No / Year	1524-2001156528/2022	Office where deed is registered	
Query Date	17/04/2022 1:27:39 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	Alokendu Bandyopadhyay Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 59,25,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
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: PANIHATI, Road: Ghoshpara Road, Mouza: Sukhchar, , Ward No: 1, Holding No:9 JI No: 9, Touzi No: 156 Pin Code : 700115




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2405	RS-476	Bastu	Bastu	5 Katha 7 Chatak 15 Sq Ft	29,70,000/-	58,95,002/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>9.0063Dec</b>	<b>29,70,000 /-</b>	<b>58,95,002 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	






**Lord Details :**

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	<b>Mr Arun Kumar Ghosh (Presentant)</b> Son of Late Kanailal Ghosh Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office	 <small>20/04/2022</small>	 <small>LTI 20/04/2022</small>	 <small>20/04/2022</small>
Ghoshpara 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, PAN No.:: AExxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office				







**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PIONEER DEVELOPER</b> 46/A, Patuatala Lane, Bimala Apartment, 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



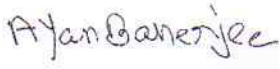
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BISWANATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office	 <small>Apr 20 2022 1:11PM</small>	 <small>LTI 20/04/2022</small>	 <small>20/04/2022</small>
KIRANALAYA, Ground Floor, Sasadhar Tarafdard 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)				



Name	Photo	Finger Print	Signature
<b>Mr ARUN KUMAR JANA</b> Son of Late Sudhir Kumar Jana Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office	 Apr 20 2022 1:11PM	 LTI 20/04/2022	 20/04/2022
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)			
Name	Photo	Finger Print	Signature
<b>Mr SUBHANKAR BISWAS</b> Son of Mr Madhab Chandra Biswas Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office	 Apr 20 2022 1:12PM	 LTI 20/04/2022	 20/04/2022
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
<b>Mr Ayan Banerjee</b> Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	20/04/2022	20/04/2022	20/04/2022
Identifier Of Mr Arun Kumar Ghosh, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Ghosh	PIONEER DEVELOPER-9.00625 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Ghosh	PIONEER DEVELOPER-100.00000000 Sq Ft





20-04-2022

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

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

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

Presented for registration at 12:48 hrs on 20-04-2022, at the Office of the A.D.S.R. SODEPUR by Mr Arun Kumar Ghosh ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,25,002/-

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

Execution is admitted on 20/04/2022 by Mr Arun Kumar Ghosh, Son of Late Kanailal Ghosh, Ghoshpara Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2022 by Mr BISWANATH DAS, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr ARUN KUMAR JANA, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr SUBHANKAR BISWAS, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 19/04/2022 9:30PM with Govt. Ref. No: 192022230010694981 on 19-04-2022, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 323058760 on 19-04-2022, Head of Account 0030-03-104-001-16



**Amount of Stamp Duty**

Required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by  
Amount = Rs 6,920/-

**Description of Stamp**

- Stamp: Type: Court Fees, Amount: Rs.10/-
- Stamp: Type: Impressed, Serial no 3716, Amount: Rs.100/-, Date of Purchase: 07/04/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/04/2022 9:30PM with Govt. Ref. No: 192022230010694981 on 19-04-2022, Amount Rs: 6,920/-, Bank:  
AXIS Bank ( UTIB0000005), Ref. No. 323058760 on 19-04-2022, Head of Account 0030-02-103-003-02



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



ate of Registration under section 60 and Rule 69.  
stered in Book - I  
ume number 1524-2022, Page from 140734 to 140777  
ing No 152403460 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.04.22 16:46:19 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/04/22 04:46:19 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)