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Additional District Sub-Registrar
Bodepur, North (24 Parganas)

17 APR 2019

DEVELOPMENT AGREEMENT

- 1. DATE : 17th April / 2019
- 2. Place : Rahara, Kolkata - 700 118
- 3. PARTIES : Owners and Developer

No. 1720. Value 5000.
Date 10.04.2019.
Sold to Tapan Chandra. Adv.
Address. Sealdah Civil Court.
Vendor. Sealdah Civil Court
Kolkata.

Additional District Judge
Sodepur, North 24-Parganas
17 APR 2019

Sandip Das
S/o Sri P...
R. K. Das, Samhati,
PS. - Ichardah, Kol-114.

3.1. SMT. BULU RANI DUTTA, Daughter of Late Biswanath Dutta, by Religion - Hindu, by Occupation - House wife, residing at Village & Post - Kalyannagar, Via - Panshila, P.S. - Khardah, Kolkata - 700 112, Pan no. - BIKPD2825G, Mob. No.- 8697059676.

3.2. SMT. NILU DUTTA SARKAR, Wife of Sri Hari Pada Sarkar, by Religion - Hindu, by Occupation - Teacher, Residing at South Bandipur (Govt. Colony.), Nil Ganj Road, P.O. - Rahara, P.S. - Khardah, Kolkata - 700 118. Pan no. - BIDPD5635E, Mob. No.- 8335959897

3.3. SMT. SHILU DATTA CHOWDHURY, Wife of Sri Ardhendu Datta Chowdhury, by Religion - Hindu, by Occupation - House wife, Residing at 44, Vivekananda Sarani, P.O. - Sodepur, P.S. - Khardah, Kolkata - 700 110. Pan no - AZWPD2636C, Mob. No.- 9681345804

3.4. SMT. ILA DUTTA, Wife of Sri Tapan Saha, by Religion Hindu, by Occupation - House wife, Residing at Village & Post - Kalyannagar, Via - Panshila, P.S. - Khardah, Kolkata - 700 112, Pan no. - DAGPD8346M, Mob. No.- 9874843586

3.5. SMT. RINKU MAJUMDER, Wife of Sri Ranjan Majumder, by Religion - Hindu, by Occupation - House wife, Residing at Village & Post - Kalyannagar, Via - Panshila, P.S. - Khardah, Kolkata - 700 112. Pan no. - CCPMM2182N, Mob. No.- 9883040997.

Hereinafter all the abovenamed jointly called and referred to as the LANDOWNERS (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, executors, administrators, successors, legal representatives and or assigns etc)

3.6. "PIONEER ASSOCIATES", Pan no.. - AAMFP7725R, a Partnership Firm, Registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 (Act IX of 1932) having its Office at Khardah, 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas,

Rinku Majumder

Kolkata - 700 117, hereinafter called and referred to as the "DEVELOPER", represented by its partners namely 1) SRI KANTI RANIAN DAS, Son of Late Nalini Kanta Das, by Religion - Hindu, by Occupation - Business, residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, District, - North 24 Parganas, Kolkata - 700 117, Pan no. - ADSPD7299P, Mob. No. - 9874666097 and 2) SRI GOPAL DAS, Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business, residing at "KIRONALAY", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115, Pan no. - AGAPD0725H, Mob. No. - 9123898230, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, executors, and or assigns etc.), of the Other Part.

4. Develution of property of Original Owner Dedur Box Mistri upon his son Mather Box Mistri

Whereas while one Dedur Box Mistri was seized and possessed and entitled to Owner in respect of a large area of homestead Bastu land containing an arera more or less 19 Satak and containing an area of Doba / Pond measuring about 1.5 Satak total admeasuring more or less 20.5 Satak lying within the Police Station - Khardah, District North 24 Parganas, appeartaining to Mouza - Kerulla, comprised and contained in R.S. Dag no. - 270 and 272, within the Khatian no. - 84, said Dedur Box Mistri died intestate and after his demise his entire property devoled upon his son Morther Box Mistrri and being legal heir and successor said Mother Box Mistri inherited the Owner and owned and acquired all right, title and interest over the property of deceased Dedur Box Mistri.

5. Transferred the property Corresponding with Title Deed no. 1823 of 1964 in favour of Charu Bala Dutta and Parul Bala Dutta by Mother Box Mistri

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That said Mother Box Mistri after becoming the absolute Owner on 3rd April 1964, executed and registered one registered Bengali Deed of Saf Bikray Kabala, represented as the Owner/Vendor therein, where said Mother Box Mistri duly sold, transferred and conveyed his homestead Bastu land with pond total admeasuring more or less 20.5 Satak lying within the Dag no. - 270 and Dag no. - 272, in favour of Charubala Dutta, Wife of Binod Behari Dutta & Parul Bala Dutta, Wife of Biswanath Dutta represented as the joint Purchasers therein, the same was registered in the Office of S.R. at Barrackpore, recorded into Book no. - 1, Volume no. - 27, written in pages from 57 to 61, Being no. - 1823, for year 1964.

6. Sekh Babulal Mistri Erstwhile recorded assessee corresponding to Mouza - Kerulla, in R.S. Dag no. - 271, 273 & 273/349, Khatian no. -53, Police Station - Khordah, District - North 24 Parganas.

Whereas one Sekh Babulal Mistri was the absolute Owner in respect of another property measuring more or less 32 Satak (out of which 29 Satak Bastu land and 03 Satak Doba) comprised and contained in Dag no. - 271, 273 and 273/347 within the Khatian no. - 53, under the Mouza - Kerulla, Police Station - Khordah, District North 24 Parganas, within the limit of Khordah Municipality.

7. Transferred the property Corresponding with Title Deed no. 2759 of 1964 in favour of Smt. Charu Bala Dutta and Parul Bala Dutta by Sekh Babulal Mistri

That while said Sekh Babulal Mistri was seized and possessed and entitled to as an absolute Owner in respect of his aforesaid homestead Land with Pond there was one registered indenture was made executed on 18th May 1964 by and between said Sekh Babulal Mistri represented as the Vendor / Owner in one part, who duly sold, transferred and conveyed his part/portion of property comprising with homestead Land with Pond total admeasuring more or less 15 Satak by a Bengali Saf Bikray Kabala in favour of Smt. Charubala Dutta, Wife of Binod Behari Dutta & Parul Bala Dutta, Wife of Biswanath Dutta represented as the joint Purchasers therein, lying

Rinku Majumdar

within the Dag no. - 271, 273 & 273/347, Khatian no. - 53, the same was registered in the Office of S.R. at Barrackpore, recorded its Book no. - 1, Volume no. - 41, written in pages from 6 to 10, Being no. - 2759, for year 1964.

8. Smt. Charubala Dutta and Parul Bala Dutta Became the joint Owners.

That by virtue of aforesaid Two registered Deed of sale Bilray Kobala Smt. Charubala Dutta, since deceased and Smt. Parul Bala Dutta, since deceased became the joint Owners in respect of All that piece and parcel of homestead Bastu landed property and portion of Doba total admeasuring more or less 35.5 Satak lying within the R.S. Dag no. - 270, 271, 272, 273 & 273/347, R.S. Khatian no. - 53 & 84, within the Mouza - Kerulia, Police Station - Khardah

9. Regarding Title Suit no. - 51 of 1976 in the Court of Sub-Ordinate Judge at Allpore District - 24 Parganas.

That while said Smt. Charubala Dutta and Parul Bala Dutta were jointly seized and possessed in respect of their aforesaid purchased property they were compelled to file a Suit for Partition being Title Suit no. - 51 of 1996 before the Court of Sub-Ordinate Judge at Allpore District - 24 Parganas against the adjacent Plot Holders Smt. Suniti Bala Deb, Jyoti Prava Deb and Sri Sukhendra Chandra Deb, the adjacent Plot Holders in respect of Schedule property as described and mentioned in the said Title Suit, where the Schedule property of the said Title suit lying within the District - North 24 Parganas appertaining to Mouza - Kerulia, comprised and contained in R.S. Dag no. - 271, 273 & 273/347 and R.S. Khatian no. - 53, containing an area 32 Satak, out of which 31 Satak Bastu land lying within the Dag no. - 271 & 273 and 01 Satak Doba/Pond lying within the Dag no. - 273/347

10. Final Order & Judgment in terms of Solenama with the Title Suit no. - 51 of 1976

Rinku Majumdar

After contested the said suit by the both Parties thereto one Solenama was filed and the Learned Court has pleased to pass compromise Decree in terms of the this Solenama and one map annexed therewith as a part of the said Solenama on 7th day of April 1979 , As per said Solanama and the annexed Plan therewith it is palpably clear that the Plaintiffs of the said Partition Suit i.e. Smt. Charu Bala Dutta and Smt. Parul Bala Dutta jointly became the absolute Owner in respect of Lot -A property specifically mentioned in the annexed Map therein , containing an area of total property measuring more or less 41 Satak , out of which 38 Satak homestead Bastu land lying under the Dag nos. - 270 and 03 Satak Doba lying within the Dag no. - 272 , both are within the R.S. Khatlan no. - 84 . Mouja - Kerulia.

11. Became the absolute joint Owners by Smt. Charu Bala Dutta and Smt. Parul Bala Dutta

By virtue of the above purchased Saf Bikray Kobala and after the Court Order dated 14th day of January 1980 ,Smt. Charu Bala Dutta and Smt. Parul Bala Dutta jointly became the Owners in respect of homestead Bastu landed Property containing an area measuring more or less 38 Satak, marked as Lot "A" in the Annexed plan of the Solenama having each Owner got and entitled to undivided equal ½ share of the total pucca structure Bastu land i.e. each got and owned homestead bastu landed property measuring more or less 19 Satak TOGETHERWITH old dilapidated one storeyed pucca structure measuring more or less 1430 Square feet and brick built Kacca structure measuring more or less 560 Square feet having each owned and acquired undivided ½ share i.e. more or less 715 Square feet pucca structure and 280 Square feet Kacca Structure.

12. Mutation before the Local Municipality and Settlement Office by Smt. Charu Bala Dutta and Smt. Parul Bala Dutta

All the Owners thereafter mutated their names jointly in the Assesment Record with their joint landed property comprising with land and structure in

Rinku Majumdar

the Khordah Municipality under Holding no. - 5/516, Old Calcutta Road, P.O. - Kalyannagar, Via Pansila, within the jurisdiction of Khordah Municipality, Ward no. - 7. And also recorded their names before the L.R. Settlement Record, where the name of Smt. Charu Bala Dutta has been recorded in L.R. Dag nos. -1150, within L.R. Khatian no. - 285, under Mouza - Kerulia in respect of 16 Satah and similarly the name of Smt. Parul Bala Dutta has been recorded in L.R. Dag nos. -1150, within L.R. Khatian no. - 490, under Mouza - Kerulia in respect of 16 Satah, District North 24 Parganas.

13. After Physical measurement of the entire Landed Property

After physical measurement the entire Bastu landed Property of said Smt. Charu Bala Dutta and Smt. Parul Bala Dutta appeared more or less total homestead Bastu land 19 Cottahs 09 Chhitaks 14 Saft and with an old one storeyed dilapidated pucca structure measuring more or less 1430 Square feet out of which Smt. Parul Bala Dutta became the Owner in respect of undivided 1/2 half share of the total landed property i.e. measuring more or 09 Cottahs 12 Chhitaks 29.5 Saft. Bastu land and undivided Pucca structure measuring more or less 715 Square feet pucca structure and 280 Square feet Kacca Structure, which is clearly stated and described in the First Schedule hereunder written below.

14. Inherited the property of Parul Bala Dutta

While seized and possessed the aforesaid undivided landed property and entitled to Owner of the said land as stated in the First Schedule herein written in below said Parul Bala Dutta who was a Hindu governed under the Dayahaga Hindu School of law died intestate on 26th day of July 2014, leaving behind her surviving her five daughters namely 1). Smt. Bulu Rani Dutta, 2). Smt. Nilu Dutta Sarkar, 3). Smt. Shilu Dutta Chowdhury, 4). Smt. Ila Dutta and 5). Smt. Rinku Majumder, all are the present Owners herein, as her legal heirs and successors, according to

Rinku Majumder

the Hindu Succession Act. The husband of the Parul Bala Dutta, Biswanath Dutta was predeceased her, who died intestate on 17th day of June 2014

15. Devolved the Ownership upon the present Owners

After demise of Parul Bala Dutta and Biswanath Dutta all the abovenamed Legal heirs and successors of the deceased became the joint Owners in respect of undivided landed property i.e. measuring more or less 09 Cotahs 12 Chhitaks 29.5 Sqft. Bastu land and undivided structure measuring more or less 715 Square feet pucca structure and 280 Square feet Kacca Structure, and they all after jointly inherited the said property have been jointly seizing and possessing the aforesaid property with all right, title and interest and entitled to joint Owners of the said Property which is clearly stated and described in the First Schedule hereunder written below and for the sake of brevity herein after called and referred to as the "SAID PREMISES"

16. The Owners also indemnify that they have jointly good marketable title of their said Premises and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

17. The Owners also indemnify that they have jointly good marketable title of their said Premises and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

18. The Owners are now desirous to build up their own residential units upon their undivided land measuring more or less 9 Cotahs 12 Chhitaks 29.5 Sqft after demolish the existing structure and due to paucity of time to deploy strictly for their own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owners have no alternative but to search for a good, reputable development concern towards selection of a joint

Rinku Mayumdar

Venture partner in regard to the development of their Said Premises and with a view of that aspect they jointly approached before the Developer, herein.

19. That after several meetings and duly scrutinizing of the proposals of the Developer **M/s Pioneer Associates**, a Partnership Firm represented by its Partners and all other relevant aspects, the Owners of the Said Premises have considered the proposal and are agreeable on such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owner and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereon and thereafter construct a new multi storied Building thereon strictly in adherence and in conformity to the Sanctioned Building Plan obtained from the Khardah Municipality.

The Owners of this presents have arrived at an understanding with the Developer concern towards development of the captioned land as aforesaid by utilizing Developer Concern's expertise.

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

1.1 OWNERS Shall mean 1. Smt. Bulu Rani Dutta, 2. Smt. Nilu Dutta Sarkar, 3., Smt. Shilu Datta Chowdhury, 4. Smt. Ila Dutta and 5. Smt. Rinku majumder, and their legal heirs and successors.

1.2 DEVELOPER Shall mean "PIONEER ASSOCIATES", Pan no. - AAMFP7725R, a Partnership Firm, Registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 (Act IX of 1932) having its Office at Khardah, 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117. to represent the Firm until further information by the Firm.

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1.3 PROJECT Shall mean a Project has been envisaged in consultation with the Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed use comprising of residential cum commercial. There shall be other infrastructures like Water Supply, along with the Security System, for Common area & Lift/s. (hereinafter referred to as the "Said Project"). The preliminary scheme and planning of the Said Project may go through minor changes as per requirement of sanctioning parameters of the appropriate Municipal Authority (hereinafter referred to as the "Khardah Municipality") and/or any other appropriate authorities, as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.

1.4 PREMISES: ALL THAT piece and parcel of Undivided Bastu land measuring more or less 9 Cottahs 12 Chhitaks 29.5 Square feet Togwtherwith undivided old dilapidated one storeyed Pucca and Kacca structure lying and situated on the Premises at Holding no.- 5/516, Old Calcutta Road, P.O. - Kalyannagar, Via Panshila, within the Jurisdiction of Khardah Municipality Ward no. - 7, comprised and contained in L.R. Dag nos. -1150, L.R. Khatian no. -490, under Mouza - Kerulia, Dist. North 24 Parganas, within the Office A.D.S.R. Office at Sodepur. Described in the First Schedule hereunder written.

1.5 BUILDING Shall mean and include proposed multi storied building/s G+4 storeyed to be constructed on the First Schedule property for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities. And it is agreed by the both Parties hereto if any additional Floor will sanction by the concerned Municipality the share of the Owners and the Developer will remain same i.e. 35: 65 respectively.

1.6 SALEABLE SPACE Shall mean the space in the constructed building/s for independent use and occupation from the Developer Allocation.

1.7. OWNERS' ALLOCATION (SHARE): The Owners jointly shall entitle to get 35% thirty five percent constructed areas from the entire newly proposed building which will construct according to the sanctioned Building

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Plan and this 35% will be adjusted from their respective constructed area of Flats and consideration amount. Such consideration amount will be finally adjusted after handing over their respective Flat in question followed with their 35% share of constructed area from the new proposed Building. No additional consideration amount will pay by the Developer to the Owners besides 35% thirty five percent i.e. Owners' Allocation.

The constructed Areas comprising with Flats will be allotted by the manners as follows.

SMT BULU RANI DUTTA ----- Two (2) complete residential Flats i) vide no. - "F", on the Third Floor, measuring more or less 916 square feet constructed area (covered area + stair + corridor) and ii) Flat vide no. - "I", on the Third Floor, measuring more or less 1131 square feet constructed area (covered area + stair + corridor)

SMT NILU DUTTA SARKAR ----- One complete residential Flat vide no. - "J", on the Second Floor, measuring more or less 1042 square feet constructed area (covered area + stair + corridor).

SMT SHILU DATTA CHOWDHURY ----- One complete residential Flat vide no. - "E", on the Second Floor, measuring more or less 936 square feet constructed area (covered area + stair + corridor).

SMT ILA DUTTA ----- One complete residential Flat vide no. - "F", on the Second Floor, measuring more or less 916 square feet constructed area (covered area + stair + corridor).

SMT RINKU MAJUMDER ----- One complete residential Flat vide no. - "G", on the Third Floor, measuring more or less 916 square feet constructed area (covered area + stair + corridor).

The Developer will pay adjustable consideration amount of Rs. 3,00,000/- (Rupees Three Lacs) only to the each Owner and the said amount will be paid by the manners as follows :

Rinku Majumder

a) On the date of Registration of these presents Rs. 1,00,000/- (Rupees One Lac).

b) Balance amount of Rs. 2,00,000/- immediate after sanction the Building Plan.

It is also agreed by and between the Parties hereto that in future if it will be found the total constructed area of the above Flats of the Owners is more than their allocation followed by 35 % , then the Owners shall adjust such excess constructed area by making payment over such excess constructed area @ Rs. 2,200/- rupees two thousand two hundred only per sq. feet to the Developer similarly Developer also pay the consideration amount in the same rate to the Owners upon the remaining areas whatsoever shall due followed by 35% as Owners' Allocation after delivered the above Flats to the Owners.

The segregation of Owners' Allocation as mentioned herein above does not construe the Partition of property amongst the Owners.

The above allocation/s (hereinafter referred to as the "Owners' Allocation") are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the Finished Project under the clause Owner's Allocation.

On completion of the respective Flats, the Developer shall hand over the Owners' Allocation to the Owners together with the rights in common, the common facilities and amenities in the building.

The allocation of the flat will be done on the request of the Owners amicably in presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute.

The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be as per Third Schedule hereunder written.

The Development Agreement along with finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area 9 Cotthas 12 Chhitaks 29.5 Square feet.

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1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners' Allocation as stated in clause 1.7 all the remaining balance constructed space/area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon sign of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising of the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deem fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

1.9 BUILDING PLANS Such plans will be prepared by the Developer Firm for construction of the multi storied building at the subject land including its modification, rectification and amendments, if any and to be submitted for sanction before the concerned Municipal authorities as the case may be.

1.10 POWER TO SIGN PROPOSED SANCTION PLAN AND AMMENDMENTS THERETO

The Owners do hereby authorize the Developer Firm to sign as their constituted attorney in the plan to be submitted before the concerned Municipality and in any amendment of such plan.

Rinku Mojumden

1.11 COST OF THIS AGREEMENT: The Developer shall bear the cost of Stamp Duty and Registration, any other legal fees and charges to be paid on this Agreement and the Power of Attorneys.

1.12. JURISDICTION: Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction in North 24 Parganas only.

1.13 NOTICE AND ADDRESS: The address of the parties for the purpose of any correspondence shall be as stated above. Each party shall give notice under acknowledgement to the other of any change in address as soon as possible. All communications shall be sent by registered post with acknowledgement due or delivered personally with written acknowledgement and will be deemed to have been received by the addressee within three working days of dispatch.

1.14 FORCE MAJEURE: The parties hereto shall not be considered to be liable for any obligation, hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions, i.e. flood, earthquake, riot, war, storm, tempest, civil, commotion, strikes etc.

ARTICLE - I- COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of its execution.

ARTICLE - II - OWNERS RIGHT AND REPRESENTATIONS

2.1 The Owners jointly indemnify that they are jointly seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

2.2 None other than the Owner have any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.

Rinku Majumdar

2.3 The owner further indemnify that the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisitions whatsoever or howsoever.

2.4 Owners shall liable to pay G.S.T charges as per provision for their respective unit.

ARTICLE - III - DEVELOPER'S RIGHTS

3.1 The Owner hereby grant exclusive right to the Developer to build upon and to exploit commercially the said property and construct thereon the said building in accordance with the building Plans to be duly sanctioned by the concerned Municipal authorities with or without any amendment and/or modification there to made or caused to be made by the Developer hereto.

3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building after adjusted Flats/Shops Godown , Office and Garage as per clause no. 1.7 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

3.3 The Developer shall have the authority to deal with those properties in terms of the agreement to negotiate with any person or persons or enter into any contract of agreement or borrow money or taking any advance against the entire allocation or acquire right under this agreement.

3.4 That the Developer shall carry out the construction work at their own costs in a most skilful manner and shall remain fully liable for all its acts deeds and things whatsoever.

3.5 Booking from intending purchaser for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser will be signed in their own name on behalf of the owner as its Constituted Attorney.

3.6 On completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder

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of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative and Power of Attorney holder of the Owner.

3.7 All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from owners allocation.

3.8 That the Developer have absolute right to amalgamate all the adjacent plots of the Owners in a single holding before the Khardah Municipality of the Schedule property and also have right to amalgamate besides the plots of the schedule property further adjacent plots if it need in future.

ARTICLE - IV - CONSIDERATION

4. In consideration of the Owners having agreed to grant the Developer Firm to construct, erect, build and complete the said multi storied building as per the sanctioned plan from the concerned Municipal authorities and handover the said Owners allocation after completion of the said multi storied building and the Developer has agreed to build the said multi storied building at their own cost and expense and the owner shall not be required to contribute towards the construction of the said multi storied building or otherwise subject to the provision that the owners shall not interfere during the development in any manner whatsoever.

ARTICLE - V - SPACE ALLOCATION

5.1 Owners' and Promoter's / Developer's Allocation is fixed to the extend with Ratio 35 : 65. The Owners' 35% constructed area will be adjusted from their respective constructed area of Flats and consideration amount (after consensus by the both Parties) . Such consideration amount will be finally adjusted after handing over their respective Flat in question followed with their 35% share of constructed area from the new proposed Building .

5.2 On completion of the new building according to the sanction building plan the developer shall be entitled to the entire portion of their allocation

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including the said common service areas and all sorts of easements rights and the proportionate share in the land and the developer shall have every liberty to commercially exploit the same.

5.3 Subject as aforesaid the common portion the open spaces of the said building/s shall jointly belong to the developer and its nominee or nominees and the Owners.

5.4 All the flats and other areas in the said multi storied building/s (hereinafter referred to as "the Developer's Allocations" shall belong to the Developer and the Developer shall be at liberty to sell transfer or deal with or dispose of the same in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -V I- COMMON RESTRICTION.

The Owners' Allocation in the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the said new Building intended for common benefits of all occupiers of the new Building which shall include the following.

6.1 All the Parties shall abide By all laws, bye Laws , rules and regulations of the Government , local bodies and Associations when formed in future as the case may be without invading the rights of the Owners.

6.2 The original Agreement, Original Title Deed and all other necessary documents and permission in original from different proper Authrity , Original Sanction Plan , original Tax receipts etc . in respect of the said property shall be kept at the Office of the Developer for the inspection of the intending purchasers subject to the aove all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owerens' Association.

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ARTICLE – VII – BUILDING

7.1 The Developer shall at its costs construct, erect and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.

7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

7.3 The Developer Firm shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.

7.4 The Developer Firm shall at their own cost and expenses and without creating any financial or other liability on the Owners, construct and complete the said building comprising of various flats and/or apartments therein in accordance with the sanction plan and any amendment thereto or modification thereof caused to be made by the Developer Firm.

7.5 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

7.6 The Developer Firm shall decide the name of the Building .

Rinku Mayumdar

ARTICLE - VIII PRE COMMENCEMENT AND CONSTRUCTION COMPLETION

8.1 Pre- commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by the Owners in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.

8.2 That either from the date of obtaining sanctioned Building Plan and or from the date of demolishing the existing structure whichever is later since from such date (subject to force majeure conditions) require 30 (Thirty) months to complete the Owners' Allocation and hand over the possession after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owners will not be deprived of their right to enjoy the common facilities without any inconveniences to be faced by them

8.3 Once the sanction of the building plan is obtained from the appropriate authority, the Developer shall start construction activity immediately and the Owner will not raise any objection thereto as the time is the essence of the Said Project.

8.4 Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorneys shall arise from either side of Owner or the Developer and all conditions of this Agreement shall prevail.

ARTICLE - IX - COMMON EXPENSES

The Owner shall pay and bear all property tax and other dues and outgoings in respect of the entire property accruing due till the date of handing over vacant possession by the Owners to the Developer Firm.

ARTICLE - X - OWNERS' OBLIGATIONS

10.1 The Owners shall hand over the vacant possession of the entire said property to the Developer simultaneously with the execution of these presents

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Rinku

for construction of the building/s on the said property in terms of this Agreement.

10.2 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction and completion of the said building at the said property by the Developer.

10.3 The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be restrained from selling, assigning and/or disposing of any of the Developer's allocation in the building at the said property.

10.4 The Owners shall authorize the Developer to mortgage the property for raising necessary funds/finance from the Fls' and/or Bank or Banks or Body-Corporate as and when it would be required, save & except mortgaging the owners share in the project & on the indemnification of the Owners that any liability on the aspects of financial nature shall be fully & satisfactorily borne by the said developer only without encumbering title, interest etc. of the owners share in the said project.

10.5 The Owners shall not let-out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

10.6 The Owners hereby agree and undertake that the owners shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming Parties so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer Company.

10.7 The Owners shall grant in favour of the Developer or its nominee or nominees, a Development Power of Attorney and such Development Power of Attorney shall remain irrevocable to enable the Developer towards implementing the envisaged development expeditiously.

Rinku Mogyunder

10.8 On the date of execution and registration of Development Agreement the Owners shall handover the Original Title Deeds and Certified Copy of Judgement and Order relating to the Title Suit to the Schedule Property as stated in the written below and its allied documents to the Developer and after formed the Association/ Society / Committee of the proposed Building such original documents will be returned back to the Owners and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owners and after handed over the peaceful possession of the land of the Owners unto the Developer no further maintenance will pay by the Owners.

ARTICLE - XI - DEVELOPERS' OBLIGATION

11.1 The Developer shall conceptualize planning, designing and implementing the project construction at the said property in accordance with the said sanction plan and the specification/s mentioned in the Schedule written hereunder and with standard materials with intent that the said building will be a decent residential building at its own costs.

11.2 The Developer hereby agrees and covenants with Owner to complete the construction of the said new buildings within 30 (Thirty) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

11.3 The Developer shall arrange and or provide Two 02 separate residential acceptable accommodation for the owners and such accommodation shall be provided on a rental basis in the locality and the entire rent shall be borne by the developer Firm till handing over the Owners' Allocation in the proposed new building by the Developer Firm. And the entire sale proceed of the building materials after demolished the existing structure shall be conducted by the Developer absolutely.

11.4 That Developer shall submit the proposed Building Plan before the Authority concern within 02 months from the date of execution of these presents.

Rinku Majumdar

ARTICLE -XII- DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE -XIII- MISCELLANEOUS

13. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership.

First Schedule referred to as Said Premises

ALL THAT PIECE AND PARCEL of Undivided homestead Bastu land measuring more or less 9 Cottahs 12 Chhitaks 29.5 Square feet Togetherwith undivided old dilapidated structure measuring more or less 715 Square feet pucca structure and 280 Square feet Kacca Structure. out of the total homestead Bastu land measuring more or less 19 Cottahs 09 Chhitaks 14 Square feet togetherwith old dilapidated one storeyed pucca structure measuring more or less 1430 Square feet and Kacca structure measuring more or less 560 Square feet lying and situated on the Premises at Holding no. - 5/516 , Old Calcutta Road, P.O. - Kalyannagar, Via Panshila , within the jurisdiction of Khardah Municipality , Ward no. - 7, comprised and contained in L.R. Dag nos. -1150, L.R. Khatian no. -490, under Mouza - Kerulia, ^{IL No - 05} District North 24 Parganas, within the Office of A.D.S.R. Office at Sodepur , butted and bounded the entire land as follows:

- On the North : Kalyannagar Girl' School & Mira Banerjee
On the South : Property of Jyotiprova Deb
On the East : Property of Jyotiprova Deb
On the West : 30ft wide Old Calcutta Road

Rinku Majumdar

Second Schedule Referred to as Owners' Allocation

OWNERS' ALLOCATION (SHARE) : The Owners jointly shall entitle to get 35% thirty five percent constructed areas from the entire newly proposed building which will construct according to the sanctioned Building Plan and this 35% will be adjusted from their respective constructed area of Flats and consideration amount . Such consideration amount will be finally adjusted after handing over their respective Flat in question followed with their 35% share of constructed area from the new proposed Building. No additional consideration amount will pay by the Developer to the Owners besides 35% thirty five percent i.e. Owners' Allocation.

The constructed Areas comprising with Flats will be allotted by the manners as follows .

SMT BULU RANI DUTTA ----- Two (2) complete residential Flats i) vide no. - "F", on the Third Floor , measuring more or less 916 square feet constructed area (covered area + stair + corridor) and ii) Flat vide no. - "T", on the Third Floor , measuring more or less 1131 square feet constructed area (covered area + stair + corridor)

SMT NILU DUTTA SARKAR ----- One complete residential Flat vide no. - "J", on the Second Floor , measuring more or less 1042 square feet constructed area (covered area + stair + corridor).

SMT SHILU DATTA CHOWDHURY ----- One complete residential Flat vide no. - "E", on the Second Floor , measuring more or less 936 square feet constructed area (covered area + stair + corridor).

SMT ILA DUTTA ----- One complete residential Flat vide no. - "F", on the Second Floor , measuring more or less 916 square feet constructed area (covered area + stair + corridor).

Rinku Majumdar

SMT RINKU MAJUMDER ----- One complete residential Flat vide no. - "G", on the Third Floor, measuring more or less 916 square feet constructed area (covered area + stair + corridor).

The Developer will pay adjustable consideration amount of Rs. 3,00,000/- (Rupees Three Lacs) only to the each Owner and the said amount will be paid by the manners as follows :

- a) On the date of Registration of these presents each Owner shall get Rs. 1,00,000/- (Rupees One Lac).
- b) Balance amount of Rs. 2,00,000/- (Rupees Two Lac) shall get by each Owners immediate after sanction the Building Plan.

It is also agreed by and between the Parties hereto that in future if it will be found the total constructed area of the above Flats of the Owners is more than their allocation followed by 35 % , then the Owners shall adjust such excess constructed area by making payment over such excess constructed area @ Rs. 2,200/- rupees two thousand two hundred only per sq. feet to the Developer similarly Developer also pay the consideration amount in the same rate to the Owners upon the remaining areas whatsoever shall due followed by 35% as Owners' Allocation after delivered the above Flats to the Owners.

The segregation of Owners' Allocation as mentioned herein above does not construe the Partition of property amongst the Owners..

Third Schedule Referred to as Developer's Allocation

Besides the Owners' Allocation as stated in clause 1.7 all the remaining balance constructed spaces / areas together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project.

Rinku Majumder

Fourth Schedule Specification of Building With Flats

Building And Wall :-	RCC Super structure with Grade-1 quality materials. local brick field's bricks.
External wall	- 8" inch thickness brick wall , plaster with cement mortar.
Internal Wall	- 5" inch thickness and plaster with cement mortar for common wall .& inside partition wall 3"/5" inch thickness with cement mortar .
Flooring	- All floors finished with Floor Tiles 16" x 16" , except Toilet and Kitchen
Toilet	Bathroom fitted upto 6' height glazed tiles of standard brand . Toilet of Indian /commodes type , standard P.V.C . cistern . Floor finished with Floor Marble . All fittings are in standard type one wash hand basin is in dinning space of each Flat . & one Hand shower
Kitchen	- Cooking Platform blackstone and Steel sink , 3' height glazed tiles standard above the platform, finished with Marble floor.
Doors	- All doors will be flush door, Bathroom P.V.C. and all frames Malayasia Sal wood (except Bathroom) .
Windows	- Aluminum sliding and /or openable window will be provided with black glass fitted.
Water Supply	According to the supply of Municipal water
Plumbing	Toilet conceal type with two bibcock , one shower , one point for flush tank , all fittings are standard quality
Varandah,	- Grill/ brick will be provided upto 2'6" feet height
Electricity.	- Full concealed wiring . Bedroom - Two light point , One fan, One 5 amp. Plug point . Toilet - One light. One exhaust fan point. One A/c point Living - Dinning - Two light points , one / two fan point and One 5 amp. Cum 15 Amps. plug , one point for calling Bell

Pinku Majumdar

2

	Kitchen - One light , One exhaust fan, One 15 Amps. Plug point, Varandah - One light point , one point for water purifier .
	Toilet - One light point & one exhaust point One light point at main Entrance, one Gezer point on each toilet inside wall of the Flat will be finished with plaster of parish and external wall with super snowcem or equivalent.
Walls	
Painting	All doors and windows frame and grill painted with two codes primer & painting finish .
Fittings	One Collapsible Get will be provided for each Flat on the Main Entrance Gate.
Extra Work	Any work other than specified above would be extra work for which separate payment required to be paid by Owners accordingly.

Fifth Schedule above referred to
Common Areas and Facilities for the Flat

1. The foundation , columns, beams, supports , Path and Passages for free egress and ingress leading to the said Unit.
2. Water Pump its Motor, Water Tanks, Water Pipes and other Plumbing installations.
3. Over head & Underground Water Reservoir , Electric Meter room / space if any.
4. Drainage sewers and rain water pipes, Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipments installations, fixtures fittings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor roof, Lift

Rinku Meiyandar

Sixth Schedule above referred to Maintenance for the Flat Owners

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating and rebuilding, reconstructing, lighting the common portions and the common areas of the proposed building including the outer walls,
2. All charges, deposits for supplies of the common utilities to the owners in common,
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs and replacements of pumps, its motor, Lift and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift e.tc.

Seventh Schedule Common Easement Right

The Owners shall allow to each other and the association upon its formation and taking over maintenance and management of the Building the following rights easements quasi easement privileges and or appurtenances.

- 1) The Owners with the Other CO- owners of the different flats shall use the said general common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other flat owners.
- 2) The right of passage in all the common portions.

Rinku Majumdar

- 3) The right of passage of utilization including connection for telephone , television , pipes etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection each portion of the building by the Owners.
- 5) Such right support easement and appurtenances and as are usually held used occupied or enjoyed as part or parcel of the said Flat.
- 6) Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owners shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed together with all the benefit and facilities as herein specifically provided with all benefit and facilities as herein specifically provided and it shall be heritable and transferable.
- 7) The Owners have examined the facilities , fittings and fixtures provided in the building including the said flat and has fully satisfied himself with regard thereto and the nature, scope and extent of the benefits rights interest provided to the OWNER and shall no any claim or demand whatsoever against the DEVELOPER.

Rinku Meiyundar

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Signed and delivered by the
Owners
At Kolkata
In the presence of:

Haire Pada Saxena
South Bandepur (Govt colony)
Nal Ganga Road, Bahara
Khardaha P.S., North Pp.
Kolkata - 700 118

1. Bala Rani Dutta
2. Nilu Dutta Sarkar.
3. Shibu Dutta Chowdhury.
4. Ila Dutta
5. Rinke Majumdar

Signed and delivered by the
Developer Pioneer Associates
By their Partners
At Kolkata
In the presence of:

Purba Pratim Guha
Khardaha
Kolkata - 117.

- PIONEER ASSOCIATES
1. Karoli Rajan Das, Partner
 2. [Signature]

Drafted by

[Signature]

Tapas Chanda
Advocate
Sealdah Civil Court
Kolkata - 700 014
Enrolment no. - WB/731/1992

MEMO OF CONSIDERATION

I, Smt. Bulu Rani Dutta Received from the within named developer the Sum of Rs. 1,00,000/- (Rupees One Lac) only, as per memo of consideration mentioned below.

by :-

Cheque vide no. - 000951, dt. 09.4.2019

B.O.B. Sodepur

Rs. 90,000/-

Cheque vide no. - 000952, dt. 09.4.2019

B.O.B. Sodepur

Rs. 10,000/-

Total Rs. 1,00,000/-

(Rupees One Lac) only

Signed and delivered by the
Owners Smt. Bulu Rani Dutta
In the presence of

*Haveri Pada Sankar
Sodepur Bandipur
Kot - 700118*

Bulu Rani Dutta

I, Smt. Shilu Datta Chowdhury Received from the within named developer the Sum of Rs. 1,00,000/- (Rupees One Lac) only, as per memo of consideration mentioned below.

by :-

Cheque vide no. - 000953, dt. 09.4.2019

B.O.B. Sodepur

Rs. 90,000/-

Cheque vide no. - 000954, dt. 09.4.2019

B.O.B. Sodepur

Rs. 10,000/-

Total Rs. 1,00,000/-

(Rupees One Lac) only

Signed and delivered by the
Owners Smt. Shilu Datta Chowdhury
In the presence of

*Haveri Pada Sankar
Sodepur Bandipur
Kot - 700118*

Shilu Datta Chowdhury

I, Smt. Nilu Dutta Sarkar Received from the within named developer the Sum of Rs. 1,00,000/- (Rupees One Lac) only, as per memo of consideration mentioned below.

by :-

Cheque vide no. - 000955, dt. 09.4.2019

Rs. 90,000/-

B.O.B. Sodepur

Cheque vide no. - 000956, dt. 09.4.2019

Rs. 10,000/-

B.O.B. Sodepur

Total Rs. 1,00,000/-

(Rupees One Lac) only

Signed and delivered by the
Owners Smt. Nilu Dutta Sarkar
In the presence of

*Hari Pada Sarkar.
South Bandipur
Kot - 700118*

Nilu Dutta Sarkar.

I, Smt. Ila Dutta Received from the within named developer the Sum of Rs. 1,00,000/- (Rupees One Lac) only, as per memo of consideration mentioned below.

by :-

Cheque vide no. - 000957, dt. 09.4.2019

Rs. 90,000/-

B.O.B. Sodepur

Cheque vide no. - 000958, dt. 09.4.2019

Rs. 10,000/-

B.O.B. Sodepur

Total Rs. 1,00,000/-

(Rupees One Lac) only

Signed and delivered by the
Owners Smt. Ila Dutta
In the presence of

*Hari Pada Sarkar.
South Bandipur
Kot - 118*

Ila Dutta.

I, Smt. Rinku Majumdar Received from the within named developer the Sum of Rs. 1,00,000/- (Rupees One Lac) only. as per memo of consideration mentioned below.

by :-

Cheque vide no. - 000959, dt. 09.4.2019

B.O.B. Sodepur

Rs. 90,000/-

Cheque vide no. - 000960, dt. 09.4.2019

B.O.B. Sodepur

Rs. 10,000/-

Total Rs. 1,00,000/-

(Rupees One Lac) only

Signed and delivered by the
Owners Smt. Rinku Majumdar
In the presence of

Haree Pada Sarkare.
Soni Bandipur
Kol- 118

Rinku Majumdar

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature : *Bala Rani Dutta*

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature : *Nishi Dutta Sarkar*

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature : *Shikha Dutta Chowdhury*

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature : *Isha Dutta*

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
		Left Hand				
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature: <i>Rinkee Majumdar</i>						

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
		Left Hand				
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature: <i>Kanti Ranjan Das</i>						

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
		Left Hand				
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature: <i>Anil</i>						

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
		Left Hand				
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature :						



Raj Kumar Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

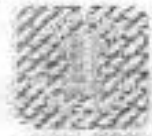
NILU DUTTA SARKAR

BISWA NATH DUTTA

08/12/1961

Particulars of Account Number
BIDPO5635E

Nilu Dutta Sarkar



Nilu Dutta Sarkar.

आयकर विभाग / आयकर सेवा केंद्र / आयकर
सेवा केंद्र, आयकर विभाग,
आयकर सेवा केंद्र,
आयकर विभाग, आयकर सेवा केंद्र,
आयकर विभाग - 411 005

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आयकर विभाग

INCOME TAX DEPARTMENT

SHILU DATTACHOWHURY
BISWANATH DUTTA



भारत सरकार

GOVT. OF INDIA

21/02/1964

Permanent Account Number

AZWPD2636C

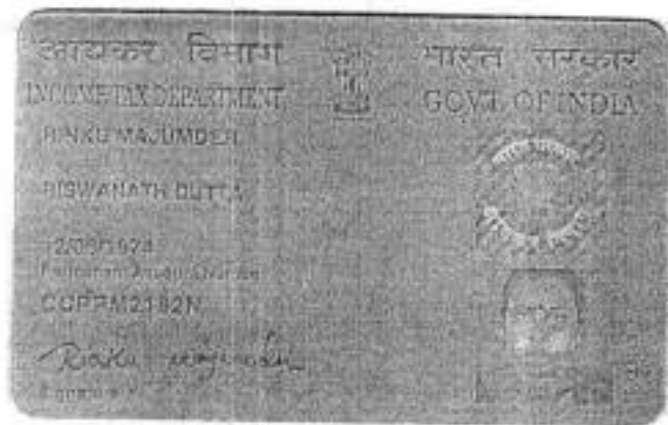
S. S. Chowdhury



Shilu Datta Chowdhury.



Ila Dutta.



Rinku Majumder



PION ASSOCIATES

Partner

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER ADSPD7209P		
	नाम / NAME KANTI RANJAN DAS	
	पिता का नाम / FATHER'S NAME NALINI KANTA DAS	
	जन्म तिथि / DATE OF BIRTH 12-02-1954	
हस्ताक्षर / SIGNATURE <i>Kanti Ranjan Das</i>		 आयकर आयोग, १.१.११ COMMISSIONER OF INCOME-TAX, W.B. - XI

Kanti Ranjan Das

इस कार्ड के लो / हिल जाने पर सुचना जारी करने
 वाले अधिकारी को सूचित / सूचना करके
 संयुक्त आयकर आयोग (सिस्टम एवं तकनीकी),
 १-१,
 चौराहा चौक,
 कोलकाता - ७०० ००१.

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/00/1971

Payment Account Number
AGAPD0725H



Signature



सर्वोच्च न्यायालय / सर्वोच्च न्यायालय की / सीट /
सर्वोच्च न्यायालय, प्लॉट नं. 1
सीट नं. 1, नया दिल्ली
सर्वोच्च न्यायालय के कार्यालय,
दिल्ली, 110 045

सर्वोच्च न्यायालय के कार्यालय / सर्वोच्च न्यायालय के कार्यालय /
प्लॉट नं. 1, नया दिल्ली /
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सर्वोच्च न्यायालय के कार्यालय /

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-000509074-1

GRN Date: 12/04/2019 13:59:14

BRN: 109735568

Payment Mode Online Payment

Bank: Bank of Baroda

BRN Date: 12/04/2019 14:00:00

DEPOSITOR'S DETAILS

Id No. : 15240000551025/6/2019
(Query No./Query Year)

Name : BULU RANI DUTTA

Contact No. :

E-mail :

Mobile No. : +91 8697059676

Address : PS KHARDAHA NORTH 24 PGS KOLKATA 700112

Applicant Name : Smt Bulu Rani Dutta

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240000551025/6/2019	Property Registration- Stamp duty	0030-03-103-003-02	35021
2	15240000551025/6/2019	Property Registration- Registration Fee	0030-03-104-001-18	5021
In Words : Rupees Forty Thousand Forty Two only			Total	40042

Major Information of the Deed

Deed No :	I-1524-02092/2019	Date of Registration	17/04/2019
Query No / Year	1524-0000551025/2019	Office where deed is registered	
Query Date	03/04/2019 12:59:59 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Bulu Rani Dutta Village, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700112, Mobile No. : 8697059676, Status -Seller/Executant		
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 : 5,00,000/-]		
Set-Forth value	Market Value		
	Rs. 2,02,02,191/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 5,021/- (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: Old Calcutta Road, Mouza: Keruliya, Ward No: 7, Holding No:5/516 Pin Code : 700117

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-1150	LR-490	Bastu	Bastu	9 Katha 12 Chatak 29.5 Sq Ft		1,95,81,941/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					16.1551Dec	0/-	195,81,941/-	

Structure Details :


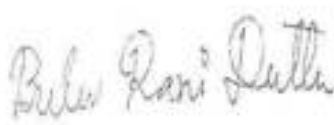
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	715 Sq Ft.	0/-	5,36,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 715 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	280 Sq Ft.	0/-	84,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 280 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		995 sq ft	0/-	6,20,250/-	



Major Information of the Deed :- I-1524-02092/2019-17/04/2019

Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Bulu Rani Dutta (Presentant) Daughter of Late Biswanath Dutta Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office	 17/04/2019	 LT 17/04/2019	 17/04/2019

Village, P.O:- Kalyan Nagar Via Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 780112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJKPD2825G, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Nilu Dutta Sarkar Daughter of Shri Haripada Sarkar Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office	 17/04/2019	 LT 17/04/2019	 17/04/2019

South Bandipur, Govt Colony, Nilganj Road, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BiDPD5635E, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Shilu Datta Chowdhury Wife of Shri Ardhendu Datta Chowdhury Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office	 17/04/2019	 LT 17/04/2019	 17/04/2019

44 Vivekananda Sarani, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZWPD2636C, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office



Major information of the Deed :- I-1524-02092/2019-17/04/2019




22/04/2019 Query No:-15240000551025 / 2019 Deed No :- 152402092 / 2019, Document is digitally signed.

Name	Photo	Finger Print	Signature
Smt Ila Dutta Wife of Shri Tapan Saha Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office	 <small>17/04/2019</small>	 <small>LT 17/04/2019</small>	 <small>17/04/2019</small>
Village, P.O:- Kalyan Nagar Via Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DAGPD8346M, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Rinku Majumder Wife of Shri Ranjan Majumder Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office	 <small>17/04/2019</small>	 <small>LT 17/04/2019</small>	 <small>17/04/2019</small>
5/516 Old Calcutta Road, P.O:- Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCPPM2182N, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates Khardah, 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAMFP7725R, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger-Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office </td> <td>  <small>Apr 17 2019 12:47PM</small> </td> <td>  <small>LT 17/04/2019</small> </td> <td>  <small>17/04/2019</small> </td> </tr> </tbody> </table>	Name	Photo	Finger-Print	Signature	Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office	 <small>Apr 17 2019 12:47PM</small>	 <small>LT 17/04/2019</small>	 <small>17/04/2019</small>
Name	Photo	Finger-Print	Signature						
Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office	 <small>Apr 17 2019 12:47PM</small>	 <small>LT 17/04/2019</small>	 <small>17/04/2019</small>						
1 No Suryasen Nagar, 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.:: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)									

Major Information of the Deed :- I-1524-02092/2019-17/04/2019

Name	Photo	Finger Print	Signature
Shri Gopal Das Son of Late Narayan Chandra Das Date of Execution - 17/04/2019, Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office	 <small>Apr 17 2019 12:40PM</small>	 <small>LT 17/04/2019</small>	 <small>17/04/2019</small>
Kiranalay, Sasadhar Tarafdar Road, 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.:: AGAPD0725H 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, P.O:- Panihati, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114	 <small>17/04/2019</small>	 <small>17/04/2019</small>	 <small>17/04/2019</small>
Identifier Of Smt Bulu Rani Dutta, Smt Nilu Dutta Sarkar, Smt Shilu Datta Chowdhury, Smt Iia Dutta, Smt Rinku Majumder, Shri Kanti Ranjan Das, Shri Gopal Das			



Major Information of the Deed :- I-1524-02092/2019-17/04/2019

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Smt Bulu Rani Dutta	Pioneer Associates-3.23102 Dec
2	Smt Nilu Dutta Sarkar	Pioneer Associates-3.23102 Dec
3	Smt Shilu Datta Chowdhury	Pioneer Associates-3.23102 Dec
4	Smt Ila Dutta	Pioneer Associates-3.23102 Dec
5	Smt Rinku Majumder	Pioneer Associates-3.23102 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	Smt Bulu Rani Dutta	Pioneer Associates-85.00000000 Sq Ft
2	Smt Nilu Dutta Sarkar	Pioneer Associates-85.00000000 Sq Ft
3	Smt Shilu Datta Chowdhury	Pioneer Associates-85.00000000 Sq Ft
4	Smt Ila Dutta	Pioneer Associates-85.00000000 Sq Ft
5	Smt Rinku Majumder	Pioneer Associates-85.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To, with area (Name-Area)
1	Smt Bulu Rani Dutta	Pioneer Associates-56.00000000 Sq Ft
2	Smt Nilu Dutta Sarkar	Pioneer Associates-56.00000000 Sq Ft
3	Smt Shilu Datta Chowdhury	Pioneer Associates-56.00000000 Sq Ft
4	Smt Ila Dutta	Pioneer Associates-56.00000000 Sq Ft
5	Smt Rinku Majumder	Pioneer Associates-56.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Kerulya, Ward No: 7, Holding No:5/516 Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 1150, LR Khatian No.- 490	Owner: বালুরাণী দত্ত, Gurdian: বিহলাথ দত্ত, Address: মিজা, Classification: বাউ, Area: 0.16000000 Acre,	Smt Bulu Rani Dutta

Endorsement For Deed Number : I - 152402092 / 2019



Major Information of the Deed :- I-1524-02092/2019-17/04/2019

25-04-2019

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 2,02,02,191/-

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

On 17-04-2019

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 12:15 hrs on 17-04-2019, at the Office of the A.D.S.R. SODEPUR by Smt Bulu Rani Dutta, one of the Executants

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

Execution is admitted on 17/04/2019 by 1. Smt Bulu Rani Dutta, Daughter of Late Biswanath Dutta, Village, P.O: Kalyan Nagar Via Panshila, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife. 2. Smt Nilu Dutta Sarkar, Daughter of Shri Haripada Sarkar, South Bandipur, Govt Colony, Nilganj Road, P.O: Rahara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Professionals. 3. Smt Shilu Datta Chowdhury, Wife of Shri Ardhendu Datta Chowdhury, 44 Vivekananda Sarani, P.O: Sodepur, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife. 4. Smt Ila Dutta, Wife of Shri Tapan Saha, Village, P.O: Kalyan Nagar Via Panshila, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife. 5. Smt Rinku Majumder, Wife of Shri Ranjan Majumder, 5/516 Old Calcutta Road, P.O: Panshila, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 17-04-2019 by Shri Kanti Ranjan Das, partner, Pioneer Associates (Partnership Firm), Khardah, 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

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

Execution is admitted on 17-04-2019 by Shri Gopal Das, partner, Pioneer Associates (Partnership Firm), Khardah, 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

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



Major Information of the Deed :- I-1524-02092/2019-17/04/2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2019 2:00PM with Govt. Ref. No: 192019200005090741 on 12-04-2019, Amount Rs: 5,021/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 109735568 on 12-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1720, Amount: Rs 5,000/-, Date of Purchase: 10/04/2019, Vendor name: A Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2019 2:00PM with Govt. Ref. No: 192019200005090741 on 12-04-2019, Amount Rs: 35,021/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 109735568 on 12-04-2019, Head of Account 0030-02-103-003-02



Indradip Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-02092/2019-17/04/2019

ate of Registration under section 60 and Rule 69.
stered in Book - I
ume number 1524-2019, Page from 74746 to 74799
eing No 152402092 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.04.22 15:28:19 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 22-04-2019 15:24:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)