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I-07297/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 272778

This document has been submitted to registration. The  
 signature sheet / sheets & the  
 indorsement sheet / sheets  
 attached with this document  
 are the part of this document.

Additional District Sub-Registrar  
 Sodpur, North 24-Parganas  
 9 DEC 2018

## DEVELOPMENT AGREEMENT

THIS INDENTURE made on this 19<sup>th</sup> day of December 2018  
 (TWO THOUSAND AND EIGHTEEN)

16/11/2018  
Debanjan Dasgupta  
Advocate Sealder civil

Seal of the Additional District Sub-Registrar, Sodepur, North 24 Parganas



Additional District Sub-Registrar  
Sodepur, North 24-Parganas  
9 DEC 2018

Sudipta Dasgupta  
Riya B.K.P

BETWEEN

1) **SRI BHASKAR GHOSH,**  
**PAN : ARXPG5663K,**

2) **SRI SUBHANKAR GHOSH,**  
**PAN : BEXPG3310R,**

*Both are sons of Sri Dulal Ghosh @ Dulal Chandra Ghosh ,  
 Both are by faith - Hindu, by Nationality - Indian,  
 By occupation – Service and Student respectively,  
 Residing at – 268/153/2, New Colony Road, Paschimpara, P.O.  
 Rahara, P.S. Khardah, District - North 24 Parganas, Kolkata –  
 700118,*

*herein after referred as **LAND OWNERS** ( Which term or  
 expression shall unless excluded by or repugnant to the context be  
 deemed to include her respective heirs, executors, administrator,  
 representative and assigns) of the **FIRST PARTY***

AND

**PIONEER ASSOCIATES,** a Partnership Firm under Indian  
 Partnership Act, having its registered office at 12/A/1/35, Shreyasi  
 Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24  
 Parganas, **PAN NO. AAMFP7725R;**

*Represented by the following Partners, namely,*

(1) **SRI KANTI RANJAN DAS,** son of Late Nalini Kanta Das,  
 residing at – 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata –  
 117, **PAN ADSPD7299P**

(2) **SRI GOPAL DAS,** son of Late Narayan Chandra Das , residing  
 at – “Kironalay”, Sasadhar Tarafder Road, P.O. Sukchar, P.S.  
 Khardah, Kolkata – 115, **PAN AGAPD0725H**

*Hereinafter referred as the “DEVELOPER” (which expression  
 shall unless excluded by or repugnant to the context be deemed to*

Road, Paschimpara, under jurisdiction of Khardah Municipality, Ward No. 11.

AND WHERE AS, the present land owners being the absolute owner comprising of land admeasuring about 5 Cottahs 11 Chittaks 29 Sq.Ft. (10 Satak by measurement & records of B.L. & L.R.O.) be the same or little more or less with more or less 375 Sq.Ft. RTS construction thereon; as per L.R. records of BL & LRO, which is lying and situate at Mouza : Rahara, J.L. No. 3, Re.Su. No. 61, Touzi No. 184-190, comprised in R.S. Khatian No. 218 corresponding to R.S. Dag No. 603/1580 & L.R. Dag No.1542 under corresponding L.R. Khatian No- 5101 and 5102, P.S. Khardah , ADSRO - Sodepur ( formerly Barrackpore) under Khardah Municipality , ward no -11, Holding no- 268/153/2, New Colony Road, Paschimpara,, Dist- North 24 Parganas and thus seized and possessed otherwise well sufficiently as owners by mutated their name in the office of Khardah Municipality and BL & LRO and pay the Rent & taxes regularly, which is hereinafter called and referred as the **SAID PROPERTY**.

AND WHERE AS, the owners have decided to developed the said property by erecting multi-storied building consisting of several flats, garage but due to lack of knowledge and paucity of funds, approached the developer to undertake the Development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH and it is mutually agreed upon by and between the parties as follows:-

**ARTICLE - I : DEFINATIONS:-**

**1. OWNERS** : Owners' shall mean Sri Bhaskar Ghosh and Sri Subhankar Ghosh, Both are Son of Dulal Chandra Ghosh @ Dulal Ghosh, residing at, 268/153/2, New Colony Road, Paschimpara, P.O. Rahara, P.S. Khardah, North 24 Pgs, Kol-700118, the first party herein and his/her/their legal heirs, executors, administrators, successors and legal representatives.

**2. DEVELOPER** : Developer shall mean PIONEER ASSOCIATES, a Partnership firm, having its principal place of business at 12/A/1/35

*[Handwritten signature]*

Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, Represented by its Partners, **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, **SRI GOPAL DAS**, son of Late Narayan Chandra Das, the second party herein and its executors, administrators, successors in- office and legal representatives.

3. **PREMISES** : **PREMISES** or **PROPERTY** shall mean the entire area of land together with structure lying thereon admeasuring about 5 Cottahs 11 Chittaks 29 Sq.Ft. (10 Satak by measurement & records of B.L. & L.R.O.) be the same or little more or less with more or less 375 Sq.Ft. RTS construction thereon; as per L.R. records of BL & LRO, which is lying and situate at Mouza : Rahara, J.L. No. 3, Re.Su. No. 61, Touzi No. 184-190, comprised in R.S. Khatian No. 218 corresponding to R.S. Dag No. 603/1580 & L.R. Dag No.1542 under corresponding L.R. Khatian No-5101 and 5102, P.S. Khardah, ADSRO - Sodepur (formerly Barrackpore) under Khardah Municipality, ward no -11, Holding no- 268/153/2, New Colony Road, Paschimpara, Dist- North 24 Parganas, which is morefully and particularly mentioned and described in the First Schedule hereunder written.

4. **BUILDING** : shall mean a multi-storied residential building or buildings to be constructed on the said premises as per sanctioned Building Plan which is to be sanctioned by the Khardah Municipality.

5. **COMMON FACILITIES AND AMENITIES** shall include corridor, stair-case, passages, ways, common landings and common lobbies, drive-ways, pump room, underground water reservoir, overhead water tank water pump & motor & common electric meter room, ultimate floor of the said building (for the flat owners common use only) & other facilities which may be mutually agreed upon by and between the parties & as required for the purpose of establishment, location, enjoyment, provisions, maintenance and/or management of the said residential complex.

6. **SALEABLE SPACE** shall mean flats and spaces in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

Thousand Two Hundred only on per Sq.Ft. upon the such excess area to the Developer AND SIMILARLY the Developer also pay the same consideration amount to the Owners upon the remaining areas whatsoever shall due to the Owners.

4. The Developer will demolish the existing structure and will get the sales proceeds of the materials.

**8. DEVELOPER'S ALLOCATION** The Second Party shall obtain and or entire to get the following property as consideration for investment the entire cost and

Expense of the proposed building (hereinafter referred to as the Developers' Allocation). that means the Developers' should obtain all remaining areas with the constructed areas except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with roof right.

The Developers shall have the right to demolish the existing structure and will get the sales proceeds of the materials.

**9. ARCHITECT** mean such qualified Architect/ Architects who being appointed by the Developers shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.

**10. BUILDING PLAN** means such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Khardah Municipality.

**11. TRANSFEREE** Shall mean the person, firm, limited company, association or persons to whom any space in the building has been transferred.

**12. WORD IMPARTING** Singular shall include plural vice versa

**13. WORD IMPARTING** the masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine & neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders;

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**7. OWNERS ALLOCATION :-**

**1. A. Owners shall entitled to get 40% of Constructed area including Staircase and Corridors of the Said Building to be Constructed.**

**1. Owners are entitled to get;**

- i) Bhaskar Ghosh is entitled to get; One Flat being no – A, South-East, facing on the 2<sup>ND</sup> floor measuring 720 Sq.Ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.**
- ii) Subhankar Ghosh is entitled to get; One Flat being no – D, North-East facing on the 2<sup>ND</sup> floor measuring 662 Sq.Ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.**
- iii) Bhaskar Ghosh & Subhankar Ghosh, are jointly entitled to get; One Garage being no – 1, on the Ground floor measuring 200 Sq.Ft. more or less Constructed area with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.**

**2. The Developer will pay to the owners an amount of Rs. 50,000.00/- to each of the Joint Owners, out of Rs. 1,00,000.00/- (One Lakh) in total, before or at the time of registration of Development agreement.**

**3. It is also agreed by and between the parties hereto if any excess area leads to consider for Owners' Allocation comprising with above Flats followed by 40% of the Said Building then Owners shall pay consideration amount @ Rs. 2200.00/- RupeesTwo**

*(Signature)*

sanction of the appropriate authorities and if the developer made any addition or alteration & deviation of building plan in that case, the Developer shall bear additional cost /expenses, penalties for deviation, as imposed by the municipal authority and if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.

3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sale the flat of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

4. That the Developer shall have right to collect finance from its/their own and /or from the market without creating any charge or mortgage of the schedule Premises and have right to take partner /partners as its/their own choice in that event the land owners shall not raise any objection in that regards. But under any circumstances the Developers' will also undertake to indemnify the Owners and their allocations/provisions written herein above or after.

#### **ARTICLES – V, APPARENT CONSIDERATION**

1. In consideration of the owners having agreed to permit the developer to sale the flats of the said premises and construct, erect and complete the building at the said premises the developer agrees :-

a) At their own costs shall obtain all necessary permission and / or approvals and/or consent.

b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner's allocation in the building at the said premises.

c) To bear all costs charges and expenses for the construction of the building at the said premises.



**ARTICLES – II COMMENCEMENT**

*This agreement shall be deemed to have commenced on and with effect from the date of execution of the agreement.*

**ARTICLES – III, OWNERS REPRESENTATIONS**

1. *The owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT land measuring about 5 Cottahs 11 Chittaks 29 Sq.Ft. (10 Satak by measurement & records of B.L. & L.R.O.) be the same or little more or less with more or less 375 Sq.Ft. RTS construction thereon; as per L.R. records of BL & LRO, which is lying and situate at Mouza : Rahara, J.L. No. 3, Re.Su. No. 61, Touzi No. 184-190, comprised in R.S. Khatian No. 218 corresponding to R.S. Dag No. 603/1580 & L.R. Dag No.1542 under corresponding L.R. Khatian No- 5101 and 5102, P.S. Khardah, ADSRO - Sodepur (formerly Barrackpore) under Khardah Municipality, ward no -11, Holding no- 268/153/2, New Colony Road, Paschimpara, Dist- 24 Parganas, the said premises free from all encumbrances, attachment and lines whatsoever.*
2. *The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.*

**ARTICLES – IV, DEVELOPER'S RIGHT**

1. *The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various size of flats in order to sale the said flats to the member of the public for their residential purpose by entering into agreements for sale / or transfer and / or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.*
2. *The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the Khardah Municipality in the name of the Owner at costs of developer and shall pay and bear all expenses required to be paid or deposited for obtaining the*

*AP  
20/10/2017*

*Developer after the shifting of the existing residents of the building, the developers will sanction the building plan from the competent authority and complete the said project within 24 (Twenty Four) months from the date of commencement of work i.e. from the date of getting the clear land area after demolishing the existing structures thereon at their own costs and expenses.*

#### **ARTICLE IX. CONSTRUCTION**

*The Developer shall be solely and exclusively responsible for construction of the said building at its own costs;*

#### **ARTICLE X. SPACE ALLOCATIONS**

- 1. After completion of the building the Developer's portion shall belong to the Developer along with undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building shall exclusively belong to the Developer;*
- 2. The Developer shall be exclusively entitled to the entire portion of the Developer in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and owner shall not in any way to interfere with or disturb the quite and peaceful possession of the Developer;*

#### **ARTICLE XI. BUILDING**

- 1. Subject of construct, erect and complete the building and common facilities and amenities at the said premises the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto; Such construction of the Building shall completed entirely by the Developer within 24 months from the date of starting of construction subject to enhancement of further six month.*



*The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the premises.*

**ARTICLES VI. OWNERS ALLOCATION.**

*Owners Allocation:- as mentioned in ARTICLE 1; Clause-7,*

**ARTICLES VII. DEVELOPERS ALLOCATION.**

- 1. In consideration of the above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for Owner's allocation and the developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose by entering into agreements for sale / or transfer and / or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment.*
- 2. The Developers' Allocation shall be entitled except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with roof right.*

**ARTICLE " VIII " : PERIOD OF COMPLETION**

- 8.1. That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder.*
- 8.2. That the developers shall dismantle or demolish all the existing structures standing on the Schedule Property at their own costs and arrangements after delivery of possession by the Owner to the*

*Handwritten signature/initials*

*Developer shall give written notice to the owner requesting to take possession of the owner's allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 45(Forty Five) days from the date of service of such notice and at all times thereafter the owner shall be responsible for payment of all municipal and property taxes, dues duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation.*

- 3. The Developer shall punctually and regularly pay the rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the owner and the Developer and both the parties shall keep each other indemnified against all claims actions demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owner or the Developer in this behalf;*
- 4. As and up to the date of completion of the Developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time;*

### **ARTICLE XIII. LEGAL PROCEEDINGS**

- 1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings which may arises in respect of the Constructional work of Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Developer. The owner hereby undertakes to do all such acts deeds,*

*[Handwritten signature]*

2. *The Developer shall erect the building at its own costs as per specification and drawings provided by the architect, Pump, tube-well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided by the Developer and other facilities as are required to be provided as residential building self contained apartment and constructed spaces;*
3. *The Developer shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building.*
4. *The Developer at its own cost and expenses and without creating any financial or other liability on the owners construct and complete the building and various units and/ or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be the Developer with the consent of the Owner in writings;*
5. *All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the owner shall have no liability in the context;*
6. *The Developer shall provide at its own cost of electricity wiring, water pipeline, sewerage connection in portion of the owner's allocation;*

## **ARTICLE XII. COMMON FACILITIES**

1. *The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the owner till as provided hereafter;*
2. *As soon as the building is completed and the electricity wiring sewerage line and water pipelines are ready up to the portion of the owner's allocation and the Owners' Allocation are completely ready to stay, the*



*suppressed by this agreement and the owner agrees to indemnified and keep indemnified the Developer against any or all claims made by any third party in respect of the Said Premises. Similarly in carrying out the said Development work and/or construction of the new building the Developer shall keep the Owner indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.*

8. *The Owner undertakes and agrees to execute and register all conveyance and transfer in favour of persons with whom the Developer will enter into agreement as and when required by the Developer.*

#### **ARTICLE XIV. FORCE MAJURE**

1. *The Developer shall not considered to be any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the durations of the force majeure.*
2. *Force Majure shall mean flood, earthquake, riot, war, storm, tempest, which are beyond control of the Developer.*

#### **ARTICLE XV : ARBITRATION**

*If any time any dispute shall raise between the parties hereto regarding the construction of interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall referred to the arbitration, in case the parties agree to the case otherwise two Arbitrators, one to be appointed by each the parties in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or THE ARBITRATION AND CONCILIATION (AMENDMENT) ACT, 2015 or any statutory modification there under in force.*



*matters and other things that may be reasonably required to be done in the matter.*

- 2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to have been served on the Developer if delivered by hand or send by pre-paid register post to the office of the Developer.*
- 3. Both the Developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the owner hereof and the owner hereby agree to abide by all the rules and regulations; and as such management society/ association/ holdings organization do hereby give their consent to abide by the same.*
- 4. The name of the building shall be Negotiable.*
- 5. Nothing in these present shall be constructed as a demises or assignment or conveyance in the Law by the owner of the premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof other than an exclusive license to Developer to commercially exploit the same in the terms there of provided. However the Developer shall be entitled to borrow money from any bank without creating any financial liability of the Owner or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/ or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the Owners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.*
- 6. As and from date of completion of the building the Developer and/or its transferees and the Owner and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.*
- 7. There is no existing agreement regarding the lease or sale or any type of written statements of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being*



3. *The Developers shall liable to handover the Owner's allocation strictly within Twenty Four (24) months from the date of commencement of constructional work.*
4. *The existing structure shall be demolished by the Developer concern by its own cost and expenses and the entire sale proceeds of the materials and rubbishes, excluding the existing doors, shall be conducted by the Developer as their part.*
5. *That the Owners shall deliver and/or handover Khas Possession of entire First Schedule Property i.e. the said land with structure in question immediate after execution of these presents and shall issue letter for their full consent to demolish the existing structure to the Developers as the Developers may deploy their own workers for demolish the existing structure.*
6. *That Owner shall become the members of the society and or Association which shall formed for the benefit of the flat Owners of the proposed building and shall obey the norms of such Society and or Association.*
7. *That the name of the Building shall be Negotiable.*
8. *That the Developers' after satisfied the owners' allocation as stated above shall have right to sell out their allocation through Registered Deed of Conveyance and or any registered instruments in favour of any intending Purchaser and or Purchasers.*
9. *That immediate after execution of this Agreement the Owner/s shall also execute a Registered Development Power of Attorney in favour of the Partners of the Developers concern and the entire cost towards such Power shall be borne by the Developers.*
10. *That the Developers shall only issue the possession letter in favour of the Owners for his/her/their respective Unit/ Flat and or any accommodation if any for the Owner/s.*
11. *The Owners' shall have no right to raise any objection regarding the price as to be claimed by the Developers to the intending purchaser/ purchasers in respect of Developers allocation in the proposed building.*
12. *That all the flat Owners shall jointly use all the common spaces including top floor roof and the Developers shall liable to arrange permanent water supply facilities subject to supply of water from the concerned Municipality and / or from the own deep tube well.*
13. *That the Developers as a consideration for investment for making construction of building shall get the entire constructed area as specified as Developers' Allocation which is clearly mentioned in*





## **ARTICLE XVI : JURISDICTION**

*District Court of Barasat alone have jurisdiction to enter by their actions, title proceeding arising out of this agreement.*

**AND THE PARTIES HEREIN ARE JOINTLY AGREED FOR DOING THE FOLLOWINGS FOR THE BENEFIT OF EARLY COMMENCEMENT OF THE PROJECT;**

**SUCH AS-**

1. *The Owners' herein are jointly agreed for doing the followings-*
  - A. *To sign and file any relevant papers relating to the said property, proposed plan/s, additional and or extended plan relating with the said land for obtaining sanctioned plan, also take necessary steps for amalgamation ~ the adjacent plots/holdings.*
  - B. *And also to sign and file any documents before any competent Authority, office/s Police station, W.B.S.E.D.C.L. and to receive and prepare the necessary letter for development and construction purpose.*
2. *The Developers' herein are jointly agreed for doing the followings-*
  - A. *To enter any agreement for sale and or any testamentary documents with any purchasers and to receive any amount as earnest money and to received full consideration amount And to issue valid receipt for the same only for the Developers' allocation.*
  - B. *To sign and execute any deed of conveyance or conveyances and any Instrument and to register the same before any Registrar Office or Offices in favour of any intending purchaser or purchasers in respect of the Developers' allocation only.*
  - C. *To advertise any in newspaper/s or any public places to procure the Buyers.*
  - D. *To issue no objection certificate to any purchaser/s for obtaining their loan from any financial institution only to the Developers' allocation.*
  - E. *To appear and represent before any Court of Law, Government and/ or any semi Government Office or Offices if any disputes arise from any third party.*

**IN WITNESS WHEREOF**

The parties herein have set and subscribed their hands and seal on this 19<sup>th</sup> day of Dec. 2018.

**FIRST SCHEDULE OF PROPERTY**

ALL THAT land measuring about 5 Cottahs 11 Chittaks 29 Sq.Ft. (10 Satak by measurement & records of B.L. & L.R.O.) be the same or little more or less with more or less 375 Sq.Ft. RTS construction thereon; as per L.R. records of BL & LRO, which is lying and situate at **Mouza : Rahara**, J.L. No. 3, Re.Su. No. 61, Touzi No. 184-190, comprised in **L.R. Dag No.1542** under corresponding **L.R. Khatian No- 5101 and 5102,, P.S. Khardah , ADSRO - Sodepur( formerly Barrackpore)** under **khardah Municipality, ward no -11, Holding no- 268/153/2, New Colony Road, Paschimpara, Dist- 24 Parganas .** The said premises is free from all encumbrances, attachment and liens whatsoever,

The land is bounded by-

On the North-Property of Dipankar Ghosh;

On the South-Municipal Pump House;

On the East -12 Feet Municipal Road;

On the West - House of Haripada Ganguly Neogi, Santipada Neogi, Sailo Ghosh;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

1. A. Owners shall entitled to get 40% of Constructed area including Staircase and Corridors of the Said Building to be Constructed.
1. Owners are entitled to get;

- the Third Schedule herein.*
14. *The Owners do hereby covenant with Developers not to prevent from signing any agreement for sale in respect of the Developers' allocation Only in the proposed building with the Intending purchaser or purchasers if it necessary. The Owner further undertaking that, they could not claim any amount of consideration which shall be earned by the Developers by selling such portion out of the Developers' Allocation.*
  15. *That the Owners undertake not to create any Lease, charge or mortgage including equitable mortgage by deposit or title deeds in respect of the said land or any portion thereof, at any time during the subsistence of this agreement.*
  16. *That whenever the Developers shall asked to Owners to take their possession (stated' as Owners Allocation ) after completion In all respect in the new building the Owner shall liable to take his allocation, in that relevant time if any common portion shall remain Incomplete (not more that 3 months) the Owner shall not raise any objection for the same.*
  17. *That Owners shall always help and cooperate with the Developers for Complete the new proposed building by given his full assistance and support.*
  18. *Notwithstanding the Arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by any party against the other as per the terms of this Agreement shall remain unaffected.*
  19. *That all costs and expenses of preparing Stamping and Registration of all Such Conveyance and/or documents of transfer relating to the Developer's Allocation shall be borne by the Developers and/or flat purchasers and the owners shall not be put to any expenses on account thereof.*  
*The Owners' allocation will be duly mutated by the Owners' by their own expenses and this process of mutation will be co-operate, process and manage by the Developers' herein.*

*Simultaneously, preparing stamping and registration of all such conveyance and/or documents of transfer relating to the Land Owners Allocation shall be borne by the flat purchasers and in case of self requirements of the Owners' herein, borne by the Owners concerned herein, only in the case and/or matter of the Land Owners' self possession purpose or requirement thereof.*

- i) **Bhaskar Ghosh is entitled to get; One Flat being no – A, South-East, facing on the 2<sup>ND</sup> floor measuring 720 Sq.Ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.**
  - ii) **Subhankar Ghosh is entitled to get; One Flat being no – D, North-East facing on the 2<sup>ND</sup> floor measuring 662 Sq.Ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.**
  - iii) **Bhaskar Ghosh & Subhankar Ghosh, are jointly entitled to get; One Garage being no – 1, on the Ground floor measuring 200 Sq.Ft. more or less Constructed area with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.**
2. **The Developer will pay to the owners an amount of Rs. 50,000.00/- to each of the Joint Owners, out of Rs. 1,00,000.00/- (One Lakh) in total, before or at the time of registration of Development agreement.**
  3. **It is also agreed by and between the parties hereto if any excess area leads to consider for Owners' Allocation comprising with above Flats followed by 40% of the Said Building then Owners shall pay consideration amount @ Rs. 2200.00/- Rupees Two Thousand Two Hundred only on per Sq.Ft. upon the such excess area to the Developer AND SIMILARLY the Developer also pay the same consideration amount to the Owners upon the remaining areas whatsoever shall due to the Owners.**
  4. **The Developer will demolish the existing structure and will get the sales proceeds of the materials.**

  
 R.D.  
 20/11/17

11) Door: Frame – Sal wood , Palla – Flash Door , Toilet with P.V.C. Doors, Collapsible Gate at the outside of the main entrance of the said UNIT.

12) Window : All windows will be Aluminum open able/sliding windows with glass good class.

13) Balcony : 2' – 6" covered with brick work/grill fittings.

14) Dining : one Basin of white colour with tap.

15) Electrification : All bed rooms, living space, dining space etc. are provided with sufficient and concealed or semi concealed wiring and built in switch.

- I) 2 light points, 1 fan point, 2 (5 Amp) Power points, 1 A.C. Point at each Bed room.
- II) 2 light points, 1 fan point, 1 (5 Amp) Power points, provision for T.V. Antena & telephone shoket , 1 (15 Amp), plug point for freeze & 1 D.P. main switch at Drawing cum Dining rooms.
- III) 1 light point, 2 (5/15 Amp) Power point, 1 fan point (Exhaust) at Kitchen.
- IV) 1 light point , 1 fan point (Exhaust) at each Toilet.
- V) 1 light point, 1 (5/15 Amp) Power point at Balcony
- VI) 15 AMP. Power point for Gizer. 15 AMP, Power point for Washing Machine.
- VII) 5 AMP. Power point for Aqua Guard.

### **COMMON FACILITIES AND AMINITIES-**

1. The foundation, columns, beams, Supports, corridors, lobbies, entrance and exists for residential purpose,
2. Water Pump, Over head Water Reservoir, under ground Water Tank, Water Pipes, and other Plumbing installations.
3. Drainage sewers, and rain water pipes, septic Tank, Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage.
4. Such other common parts, equipments installations, fixtures fittings, about the said building as are necessary.
5. Stair and all landings; ultimate top floor roof;

AND Lift Facilities for the Unit Owner/s through an Additional Payment, which is agreeing to pay, by the each Unit/ Flat Owners for **Lift Facility** said in before.

Rev.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

*The Second Party shall obtain and or entire to get the following property as consideration for investment the entire cost and expenses of the proposed building (hereinafter referred to as the Developers' Allocation), that means the Developers' should obtain all remaining areas with the constructed areas except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with roof right.*

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**SPECIFICATION OF CONSTRUCTION WORK**

- 1) *Number of floor : Ground floor plus upper stories as per sanctioned plan.*
- 2) *Structure : land with R.C.C. framed structure with beam, brick with sand and mortar as per sanctioned plan. The materials will be Grade - 1 quality.*
- 3) *Water Arrangements : Pumping arrangement to overhead reservoir from underground water reservoir , water supplied by local Municipality. And individual water connection in the flat.*
- 4) *Floor with Skirting : All rooms , including toilets , kitchen are laid with quality Floor Tiles and skirting of 0.6" ft. height.*
- 5) *External Finish :- Cement based paint over Plaster.*
- 6) *Internal Finish :- Plaster of Paris.*
- 7) *Bathroom : 5'- 0" height glazed tiles from 6" skirting (Developers' choice) concealed water pipe Lines finishing with two taps and one shower point. White European/Indian type W.C. system /Commode.*
- 8) *Kitchen : Black stone top and one Steal sink will be provided 3' - 0" height glazed tiles covering from kitchen table (Developers choice) one tap.*
- 9) *Interior : Pedestal Basin.*
- 10) *Floor : Kitchen, Toilet , Stair And Corridor will be finished with best quality marble.*

**IN WITNESS WHEREOF** the parties hereto have hereunder set and subscribed their respective hands and/or seals on the day month and year first above written.

**SIGNED AND DELIVERED**  
in presence of :-

1) Debal Ghosh  
Paschumpara Rahasa

1) Bhaskar Ghosh

2) Subhankar Ghosh

---

**Signature of the Owners.**

2) Sujata Parui  
Ruita. B. K. P.

PIONEER ASSOCIATES  
Kanchi Kanjambas.  
G. An. Partner

---

**Signature of the Developers**

**Drafted & Prepared By :-**

Debanjan Goswami.  
**DEBANJAN GOSWAMI**  
**ADVOCATE**  
En. No. F 832/ 503/98.

**MEMO OF CONSIDERATION**

**RECEIVED FROM THE WITHIN NAMED OWNER/S THE WITHIN MENTIONED SUM OF Rs. 1,00,000.00/- (Rs. One Lakh) only. AS PER MEMO OF CONSIDERATION MENTIONED BELOW which will be a part of OWNER'S ALLOCATION.**

By :- Date	Cash / Cheque	Bank	Rs
18/12/2018	Chq NO. 002920	B.O.B.	45,000.00/-
18/12/2018	" 002921 (TDS)	B.O.B.	5,000.00/-
18/12/2018	" 002922	B.O.B.	45,000.00/-
18/12/2018	" 002923 (TDS)	B.O.B.	5,000.00/-

---

Total Rs. 1,00,000.00 /-  
(Rs. One Lakh) only

**IN THE PRESENCE OF:**

1) Jalal Ghosh  
Paschimpara, Kolkata

2) Sudepta Paul  
Rajya. B.K.P

1) Bhaskar Ghosh  
2) Subhankar Ghosh  

---

Signature of the Owners

18/12/18



DISTRICT NORTH 24 PARGANAS

\*\*OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

1.

Name ..... KANTI RANJAN DAS .....

Status : Presentant



*Kanti Ranjan Das*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

*Kanti Ranjan Das*

Signature of the Presentant

2.

Name ..... GOPAL DAS .....

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



*Gopal Das*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

*Gopal Das*

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

DISTRICT NORTH 24 PARGANAS

\*\*OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOIKATA

1.

Name BHASKAR GHOSH

Status : Presentant



*Bhaskar Ghosh*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

*Bhaskar Ghosh*

Signature of the Presentant

2.

Name SUBHANKAR GHOSH

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



*Subhankar Ghosh*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

*Subhankar Ghosh*

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 BHASKAR GHOSH  
 DULAL GHOSH  
 07/08/1986  
 PAYMENT ACCOUNT UNDER  
 ARXPG5663K  
*Bhaskar Ghosh*  
 Signature

भारत सरकार  
 GOVT OF INDIA




*Bhaskar Ghosh*

भारतीय रिजर्व बैंक / Bank of India  
 भारतीय रिजर्व बैंक, नया दिल्ली  
 भारतीय रिजर्व बैंक, नया दिल्ली  
 भारतीय रिजर्व बैंक, नया दिल्ली

भारतीय रिजर्व बैंक / Bank of India  
 भारतीय रिजर्व बैंक, नया दिल्ली  
 भारतीय रिजर्व बैंक, नया दिल्ली  
 भारतीय रिजर्व बैंक, नया दिल्ली

भारतीय रिजर्व बैंक / Bank of India  
 भारतीय रिजर्व बैंक, नया दिल्ली  
 भारतीय रिजर्व बैंक, नया दिल्ली  
 भारतीय रिजर्व बैंक, नया दिल्ली

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी खाता संख्या कार्ड  
 Permanent Account Number Card

**BEXPG3310R**

नाम / Name  
**SUBHANKAR GHOSH**

पिता का नाम / Father's Name  
**DILAI GHOSH**

जन्म की तिथि / Date of Birth  
**16/08/1993**





*Subhankar Ghosh*

इस कार्ड को खोने / अपने या किसी का कार्ड खोना / खोना  
 आयकर विभाग को सूचित करने / अपने नाम से सूचित  
 3 वीं मंजिल, मन्त्री स्टाफिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मोडल कॉलोनी, नज़द डीप रिंगरोड चौक के पास,  
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
 please inform / return to  
 Income Tax PAN Services Unit, NSDL,  
 5th floor, Mantri Staffing,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Ringroad Chowk,  
 Pune - 411 016.*

Tel: 91-20-1721 8555; Fax: 91-20-1721 8081  
 e-mail: [trinfo@nsdl.co.in](mailto:trinfo@nsdl.co.in)

आयकर विभाग

INCOME TAX DEPARTMENT

PIONEER ASSOCIATES



भारत सरकार

GOVT OF INDIA



20/02/2010

Permanent Account Number

AAMFP7725R

20/02/2010

*Kaanti Rastogi & Co.*

कार्ड सेवा संख्या / PERMANENT ACCOUNT NUMBER  
ADSPD7299P

नाम / NAME  
KANTI RANJAN DAS

पिता का नाम / FATHER'S NAME  
NALINI KANTA DAS

जन्म तिथि / DATE OF BIRTH  
12-02-1954

हस्ताक्षर / SIGNATURE  
Kanti Ranjan Das





*K.R.D.*  
असल संख्या, प.स. XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

Kanti Ranjan Das

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त(प्रशासित एवं तकनीकी),  
पी-7,  
चौरंगी चौराहा,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta-700 069.

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

GRN: 19-201819-031884581-1

Payment Mode Online Payment

GRN Date: 18/12/2018 23:38:11

Bank : State Bank of India

BRN : IK00VXEVA4

BRN Date: 18/12/2018 23:40:50

DEPOSITOR'S DETAILS

Id No. : 15241000323085/4/2018

[Query No./Query Year]

Name : Debanjan Goswami

Contact No. :

Mobile No. : +91 9830242520

E-mail : dabanjan54321@gmail.com

Address : Mission Para Rahara

Applicant Name : Mr D Goswami

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15241000323085/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	15241000323085/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	1021

In Words : Rupees Ten Thousand Nine Hundred Forty Two only

Total

10942

### Major Information of the Deed

Deed No :	I-1524-07297/2018	Date of Registration	19/12/2018
Query No / Year	1524-1000323085/2018	Office where deed is registered	
Query Date	17/12/2018 2:16:37 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 80,02,509/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 1,021/- (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: New Colony Road (Khardaha Municipality), Mouza: Rahara, Ward No: 11 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1542	LR-5101	Bastu	Bastu	5 Katha 11 Chatak 29 Sq Ft	9,00,000/-	78,90,009/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>9.4508Dec</b>	<b>9,00,000 /-</b>	<b>78,90,009 /-</b>	

#### Structure Details :







Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	375 Sq Ft.	1,00,000/-	1,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 375 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>375 sq ft</b>	<b>1,00,000 /-</b>	<b>1,12,500 /-</b>	



Major Information of the Deed :- I-1524-07297/2018-19/12/2018



and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Mr Bhaskar Ghosh (Presentant)</b> Son of Mr Dulal Ghosh Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office			
	19/12/2018	LTI 19/12/2018	19/12/2018	
268/153/2 New Colony Road Paschimpara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARXPG5663K, Status :Individual, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Mr Subhankar Ghosh</b> Son of Mr Dulal Ghosh Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office			
	19/12/2018	LTI 19/12/2018	19/12/2018	
268/153/2 New Colony Road Paschimpara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BEXPG3310R, Status :Individual, Executed by: Self, Date of Execution: 19/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office				

Developer Details :

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

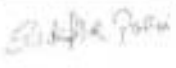


Major Information of the Deed :- I-1524-07297/2018-19/12/2018

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Kanti Ranjan Das</b> Son of Late Nalini Kanta Das Date of Execution - 19/12/2018, , Admitted by: Self, Date of Admission: 19/12/2018, Place of Admission of Execution: Office	 Dec 19 2018 12:34PM	 LTI 19/12/2018	<b>Signature</b>  19/12/2018
1 No Surya Sen 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)				
2	<b>Name</b> <b>Mr Gopal Das</b> Son of Late Narayan Chandra Das Date of Execution - 19/12/2018, , Admitted by: Self, Date of Admission: 19/12/2018, Place of Admission of Execution: Office	 Dec 19 2018 12:33PM	 LTI 19/12/2018	<b>Signature</b>  19/12/2018
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 & address	
Sudipta Parui Wife of Late S Parui Ruiya, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Mr Bhaskar Ghosh, Mr Subhankar Ghosh, Mr Kanti Ranjan Das, Mr Gopal Das	
	19/12/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Ghosh	Pioneer Associates-4.72542 Dec
2	Mr Subhankar Ghosh	Pioneer Associates-4.72542 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Ghosh	Pioneer Associates-187.5000000
2	Mr Subhankar Ghosh	Pioneer Associates-187.5000000



Major Information of the Deed :- I-1524-07297/2018-19/12/2018

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality),  
Mouza: Rahara, Ward No: 11 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1542(Corresponding RS Plot No:- 603/1580), LR Khatian No:- 5101	Owner:ভাস্কর ঘোষ, Gurdian:দুলাল চন্দ্র ঘোষ, Address:নিজ , Classification:বান্ধ, Area:0.05000000 Acre,	Mr Bhaskar Ghosh

### Endorsement For Deed Number : I - 152407297 / 2018

On 17-12-2018

#### 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 80,02,509/-

Indradip Ghosh

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

On 19-12-2018

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

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

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

Presented for registration at 11:35 hrs on 19-12-2018, at the Office of the A.D.S.R. SODEPUR by Mr Bhaskar Ghosh, one of the Executants.

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

Execution is admitted on 19/12/2018 by 1. Mr Bhaskar Ghosh, Son of Mr Dulal Ghosh, 268/153/2 New Colony Road Paschimpara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 2. Mr Subhankar Ghosh, Son of Mr Dulal Ghosh, 268/153/2 New Colony Road Paschimpara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Student

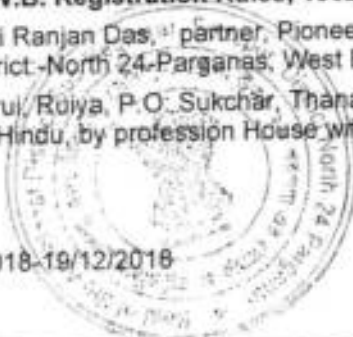
Indetified by Sudipta Parui, , Wife of Late S Parui, Ruiya, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession House wife

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

Execution is admitted on 19-12-2018 by Mr Kanti Ranjan Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Sudipta Parui, , Wife of Late S Parui, Ruiya, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession House wife

Major Information of the Deed :- I-1524-07297/2018-19/12/2018



Execution is admitted on 19-12-2018 by Mr Gopal Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Sudipta Parui, , Wife of Late S Parui, Ruiya, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession House wife

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- ( B = Rs 1,000/- .E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/12/2018 11:40PM with Govt. Ref. No: 192018190318845811 on 18-12-2018, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VXEVA4 on 18-12-2018, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1222, Amount: Rs.100/-, Date of Purchase: 16/11/2018, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/12/2018 11:40PM with Govt. Ref. No: 192018190318845811 on 18-12-2018, Amount Rs: 9,921/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00VXEVA4 on 18-12-2018, 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-1524-07297/2018-19/12/2018.



ertificate of Registration under section 60 and Rule 69.  
egistered in Book - I  
Volume number 1524-2019, Page from 2170 to 2210  
being No 152407297 for the year 2018.



Digitally signed by INDRADIP GHOSH  
Date: 2019.01.04 13:26:34 +05:30  
Reason: Digital Signing of Deed.

(Indradip Ghosh) 04-01-2019 13:22:16  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)