

26. All notices required to be given either to the owners or to the Developer are to be sent under Registered Post with Acknowledgement Due Card or by hand delivery with proper receipt at their respective address given above or at any other address communicated in writing by the either Party to the Other Party.

27. It is understood that from time to time during the construction of the said building by the Developer, various acts, deeds, matters and things may legally be required to be done by the Developer, for which the Owners undertake to sign and execute all such legal requirements for the said purpose/s.

28. The Owners will hand over all the original Deeds, documents and papers to the Developer at the time of execution and registration of this Agreement and the General Power of Attorney with proper receipt or receipts.

29. All disputes and differences between the Parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to two Arbitrators (one from each side), the said two Arbitrators shall appoint one Presiding Arbitrator to constitute an Arbitral Tribunal as per the provisions of Arbitration and Conciliation Act, 1996, and the decision of the said Tribunal shall be final and binding upon the Parties.

30. The name of the building shall be given by the Developer as the Developer may deem fit and proper.

31. It is agreed upon that all such Agreements, deeds, and other legal documents have to be prepared and drafted by the Advocate of the Developer.

**THE SCHEDULE "A" AS REFERRED TO HEREINABOVE:**

**ALL THAT** a Premises, covering a piece and parcel of Bastu land, measuring about **4 (Four) Cottahs 9 (Nine) Chittacks 2 (Two) Square Feet**, be the same a little more or less together with 300 Square Feet, more or less Tile shed construction/building standing thereon, lying and situated at and comprised of **R.S. Dag No.493**, under **R.S. Khatian No.122**, Mouza Sultanpur, J.L. No.10, R.S. No.89, Touzi No.172, being part of Premises No.21, School Road, Nalta, part of Holding No.69/1, P.O. Kumarpara, P.S. Dum Dum, Kolkata - 700 028, under **Ward No.7**, within the Municipal Limits of Dum Dum Municipality, registering Jurisdiction at the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, in the District of North 24-Parganas, and the said Land/Premises is also delineated in the **MAP or PLAN** annexed hereto and thereon coloured **RED** which is a part of this **DEED**, which is butted and bounded by :-

- ON THE NORTH** : 16' Feet wide Municipal Road/School Road.  
**ON THE SOUTH** : House of Mr. Badal Das.  
**ON THE EAST** : House of Mr. Arun Biswas.  
**ON THE WEST** : House of Smt. Manjula Biswas and Mr. Amalendu Mullick.

**SCHEDULE - "B" AS REFERRED TO HEREINABOVE:****(OWNERS' ALLOCATION)**

The **Owners** shall jointly be entitled to get **36%** of total FAR from proposed building, out of which the **Owners** shall jointly be entitled to get **2 (Two) Flats** from the proposed building as under:

- 1) On the **1<sup>st</sup> Floor North-West** facing, measuring super built area of **1100 Square Feet**, be the same a little more or less,

2) On the **3<sup>rd</sup> Floor North-East** facing, measuring super built area of **400 Square Feet**, be the same a little more or less, and remaining area out of the aforesaid **36%** of total **FAR** to be adjusted at the rate of **Rs.1,900/- (Rupees One Thousand Nine Hundred)** only per square feet and equivalent amount to be paid by the Developer to the Owners and also **Rs.2,40,000/- (Rupees Two Lakh Forty Thousand)** only to be paid at the time of execution of these presents and the said **Rs.2,40,000/- (Rupees Two Lakh Forty Thousand)** only to be adjusted at the time of handing over possession of the aforesaid Two Flats of the Owners' share of allocation without any interest.

**SCHEDULE - "C" AS REFERRED TO HEREINABOVE:**

**(DEVELOPER'S SHARE OF ALLOCATION)**

**DEVELOPER'S OF ALLOCATION:** shall always mean: the **remaining constructed** area, i.e. **64%** of total FAR, of the **G+4 storied** Building, save and except the Owners' share of allocation as aforesaid in **Clause No.2 (i)**.

The **Developer** shall be entitled to get remaining constructed area, i.e. **64%** of total FAR, save and except the aforesaid Two Flats as Owners' share of allocation of the proposed building.

**SCHEDULE "D" AS REFERRED TO HEREINABOVE:**

**(COMMON AREAS, COMMON FACILITIES AND AMENITIES)**

**COMMON AREAS, COMMON FACILITIES AND AMENITIES:** shall mean unless the context otherwise requires, the entrance, corridors, all ways, paths, staircase, stair ways, stair well, driveway, over head and underground tank, water pump, motor, meter room and other facilities which may be used and enjoyed in common by all the

occupants of flats/units/spaces and required for the maintenance and/or management of facilities of the building including the roof and terrace of the said building.

**THE SCHEDULE-"E" AS ABOVE REFERRED TO:**

**(Specification of construction of building)**

1. Foundation : RCC combine footing column foundation as per sanction plan to be sanctioned by Baranagar Municipality.
2. Structural work : RCC frame structure as per drawing approved by the Dum Dum Municipality.
3. Outside walls : 8" and 5" thick of 1st class bricks with cement mortar.
4. Inside wall : 5" and 3" thick brick works with 1st class bricks;
5. Plaster ; 1:6 prop cement sand plaster for 8" thick wall and 1:4 prop cement sand for 5" and 3" thick wall;
6. Door Frame : Made of Sal or better quality wood of 4" X 2.5" section painted with white wood primer;
7. Door Shutter /Pallah : Made with commercial ply board and main Door with Bammar wood painted with white wood primer with standard quality necessary fittings;
8. Window : Aluminum sliding pallah window with glass pane or sallah window with glass fitted;
9. Floor finish : Marble or Floor Tiles;
10. Kitchen : Marble flooring with four inch high skirting, Black stone platform top 30" high. One Steel sink two feet high glazed tiles on walls above counter in two sides. One sink cock and bib cock under sink.

11. Toilets : Marble flooring with four inches skirting with 4'-6" high white glazed tiles around the toilet. Concealed pipe line with C.P. fitting and shower point.

One white commode with P.V.C. low down cistern with one bibcock at attached toilet;

one white commode with P.V.C. lowdown cistern with one bibcock in common toilet;

12. Electrical : PVC concealed wiring type with standard quality wire switch and boards without fittings and fixture.

a) Bed room - Three light points, one fan point, one 5 amp plug point on switch board.

b) Living/dining : 3 light points, one fan point, one 15 amp plug point for refrigerator;

c) Kitchen : One light point, One exhaust fan, one 15 amp plug point;

d) Toilet (common) : one light point, one exhaust fan point, one Geiger point (15 amp);

e) Toilet (Attached) : 1 light point, one exhaust point;

f) Television: 1 point for each in living/dining room.

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

**SIGNED, SEALD AND DELIVERED**

at in the presence of :-

**WITNESSES :**

1. Vaswanti Bera  
15/A BAKULTALA ROAD  
NALTA DUMDUM CANT  
KOLKATA - 700028
- 2.

3. Tapas Chakroborty  
N/O-10 Nalta Bakultala  
ROAD - KOL - 700028  
Intanuel Saha  
Purbasha, Nalta Mahajiti Lane,  
Dumdum Cantonment,  
Kolkata - 700028

1. Gita Mitra.
2. Gayatri Sarkar

**SIGNATURE OF THE OWNERS**

**PIONEER DEVELOPER**

Jay gopal Nankar.  
Proprietor

**SIGNATURE OF THE DEVELOPER**

**Drafted and prepared by :**

*Dilip Kumar Saha*  
Dilip Kumar Saha  
Advocate, WB-774/86  
High Court at Calcutta,  
1B, Old Post Office Street,  
Ground Floor, Room No. 2,  
Kolkata - 700 001.

MONEY RECEIPT

We, the Owners herein received a sum of **Rs.2,40,000/- (Rupees Two Lakh Forty Thousand)** only as interest free refundable **Security Deposit** from the within named Developer.

MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Rs.</u>
682814	20.01.2017	Corporation Bank Baguiati Branch	Rs. 1,50,000.00
In Cash	divergent dates		Rs. 90,000.00
			<u>Total : Rs. 2,40,000.00</u>

(Rupees Two Lakh Forty Thousand) only

WITNESSES :

1. *Vaswanti Beera*

2. *Tapas Chakroborty*

3. *Indraneel Sarkar.*

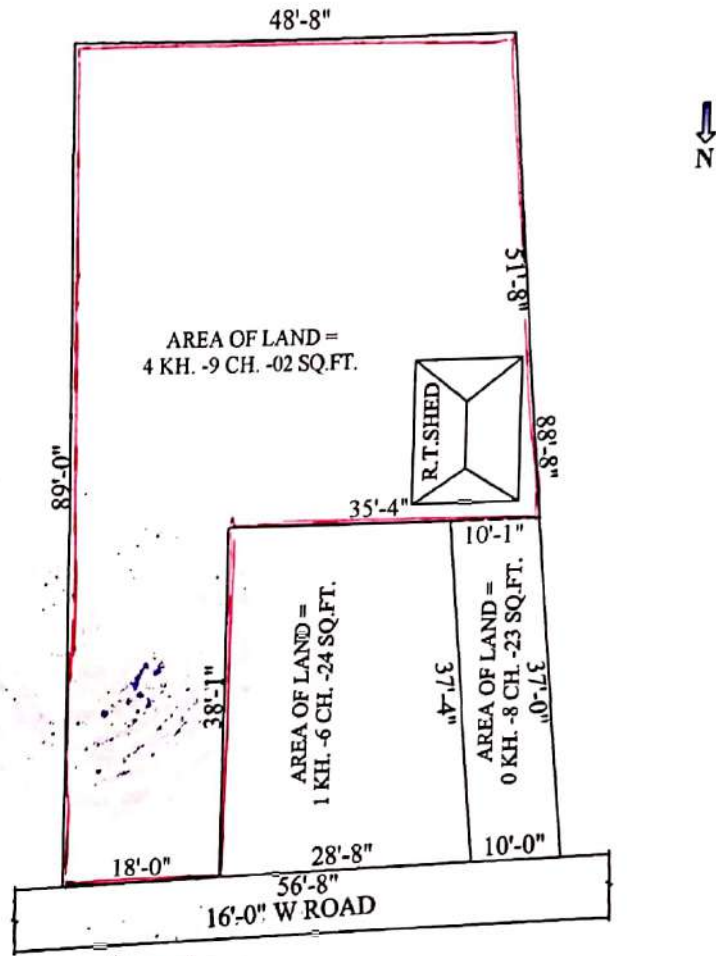
1. *Gita Mitra.*

2. *Jayanti Sarkar*

SIGNATURE OF THE OWNERS

SITE PLAN SHOWING THE AREA OF LAND SITUATED AT R.S DAG NO. 493, R.S KHATAIN NO. 122, MOUZA SULTANPUR, J.L. NO. -10, R.S. 89, TOUZI NO. 172, BEING PREMISES NO. 21, SCHOOL ROAD, NALTA P.S DUM DUM KOLKATA 700028, WARD NO. 7 UNDER DUM DUM MUNICIPALITY, DISTRICT NORTH -24 PARGANAS.

AREA OF LAND = 4 KH. -9 CH. - 02 SQ.FT.  
AREA OF R.T. SHED = 300 SQ.FT.



1) *Sita Mitra.*  
 2) *Jayanti Sarkar*  
SIG. OF OWNER

**PIONEER DEVELOPER**  
*Joy gopal Nankar*  
**Proprietor**  
SIG. OF DEVELOPER



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GITA MITRA

NARAYAN CHANDRA DAS

04/01/1954

Permanent Account Number

DFKPM2036G

*Gita Mitra*

Signature



04102016

*Gita Mitra.*

आयकर विभाग

INCOME TAX DEPARTMENT

GAYATRI SARKAR

SHANKAR MITRA

30/01/1981

Permanent Account Number

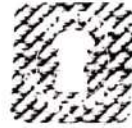
HAVPS0387C

*Gayatri Sarkar*  
Signature



भारत सरकार

GOVT. OF INDIA



16092016

*Gayatri Sarkar*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NASKAR GOPAL JOY  
PRAFULLA KUMAR NASKAR

30/01/1969  
Permanent Account Number  
ADQPN7880A

Signature



*Joy gopal Naskar*

**SPECIMEN FORM FOR TEN FINGERPRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>RIGHT HAND</b>					

Signature Gita Mitra.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>RIGHT HAND</b>					

Signature Jayatri Sarkar



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
<b>RIGHT HAND</b>					

Signature Joy gopal Nayak.

### Major Information of the Deed

Deed No :	I-1506-00468/2017	Date of Registration	25/01/2017
Query No / Year	1506-1000019617/2017	Office where deed is registered	
Query Date	19/01/2017 4:08:39 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dilip Kumar Saha High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830174156, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,40,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 39,24,834/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 2,650/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



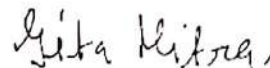
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Nalta School Road, Mouza: Sultanpur, Premises No. 21, Ward No: 7, Holding No:69/1

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-493	RS-122	Bastu	Bastu	4 Katha 9 Chatak 2 Sq Ft	1/-	38,34,834/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7.5327Dec</b>	<b>1 /-</b>	<b>38,34,834 /-</b>	

#### Structure Details :



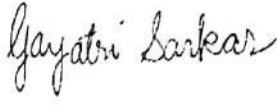
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1 /-</b>	<b>90,000 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	<b>Mrs Gita Mitra</b> Wife of Mr Sankar Kumar Mitra Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 25/01/2017 ,Place : Office	 25/01/2017	 LTI 25/01/2017	 25/01/2017

06/02/2017 Query No:-15061000019617 / 2017 Deed No :I - 150600468 / 2017, Document is digitally signed.



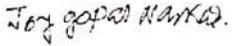
21, School Road, Nalta, P.O:- Kumar Para, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. DFKPM2036G, Status :Individual

2	Name	Photo	Fingerprint	Signature
	<b>Mrs Gayatri Sarkar</b> Wife of Mr Indraneel Sarkar Executed by: Self, Date of Execution: 25/01/2017 , Admitted by: Self, Date of Admission: 25/01/2017 ,Place : Office	 25/01/2017	 LTI 25/01/2017	 25/01/2017
21, School Road , Nalta, P.O:- Kumarpara, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. HAVPS0387C, Status :Individual				

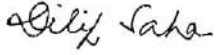
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Pioneer Developer</b> R C - 29, Raghunathpur, P.O:- Raghunathpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. ADQPN7880A, Status :Organization

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Joy Gopal Naskar</b> Son of Late Prafulla Kumar Naskar Date of Execution - 25/01/2017 , , Admitted by: Self, Date of Admission: 25/01/2017, Place of Admission of Execution: Office	 Jan 25 2017 11:49AM	 LTI 25/01/2017	 25/01/2017
R C - 29, Raghunathpur, P.O:- Raghunathpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADQPN7880A, Status : Representative, Representative of : Pioneer Developer (as proprietor)				

**Identifier Details :**

Name & address	
Dilip Saha Son of Late Haripada Saha 1 B, Old Post Office Street, Ground Floor, Flat No: Roon No - 2, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Gita Mitra, Mrs Gayatri Sarkar, Mr Joy Gopal Naskar	25/01/2017
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Gita Mitra	Pioneer Developer-3.76635 Dec
2	Mrs Gayatri Sarkar	Pioneer Developer-3.76635 Dec

**Transfer of property for S1**


Sl.No	From	To. with area (Name-Area)
1	Mrs Gita Mitra	Pioneer Developer-150 Sq Ft
2	Mrs Gayatri Sarkar	Pioneer Developer-150 Sq Ft

Endorsement For Deed Number : I - 150600468 / 2017

On 19-01-2017

**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 39,24,834/-

  
Mohul Mukhopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

On 25-01-2017

**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 11:12 hrs on 25-01-2017, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs Gita Mitra , one of the Executants.

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

Execution is admitted on 25/01/2017 by 1. Mrs Gita Mitra, Wife of Mr Sankar Kumar Mitra, 21, School Road, Nalta, P.O: Kumar Para, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mrs Gayatri Sarkar, Wife of Mr Indraneel Sarkar, 21, School Road , Nalta, P.O: Kumarpara, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Dilip Saha, , Son of Late Haripada Saha, 1 B, Old Post Office Street, Ground Floor, Flat No: Roon No - 2, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-01-2017 by Mr Joy Gopal Naskar, proprietor, Pioneer Developer, R C - 29, Raghunathpur, P.O:- Raghunathpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Dilip Saha, , Son of Late Haripada Saha, 1 B, Old Post Office Street, Ground Floor, Flat No: Roon No - 2, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,650/- ( B = Rs 2,629/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 2,650/-

#### Description of Draft

1. Draft(other) No: 152208000405, Date: 24/12/2016, Amount: Rs.2,650/-, Bank: STATE BANK OF INDIA (SBI), BANGUR AVENUE BRANCH

#### Payment of Stamp Duty


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

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 78402, Amount: Rs.100/-, Date of Purchase: 22/08/2016, Vendor name: S Mukherjee

#### Description of Draft

1. Draft(other) No: 152207000405, Date: 24/12/2016, Amount: Rs.7,021/-, Bank: STATE BANK OF INDIA (SBI), BANGUR AVENUE BRANCH

  
**Mohul Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2017, Page from 20529 to 20565

being No 150600468 for the year 2017.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2017.02.06 14:46:09 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06-02-2017 14:46:08  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)