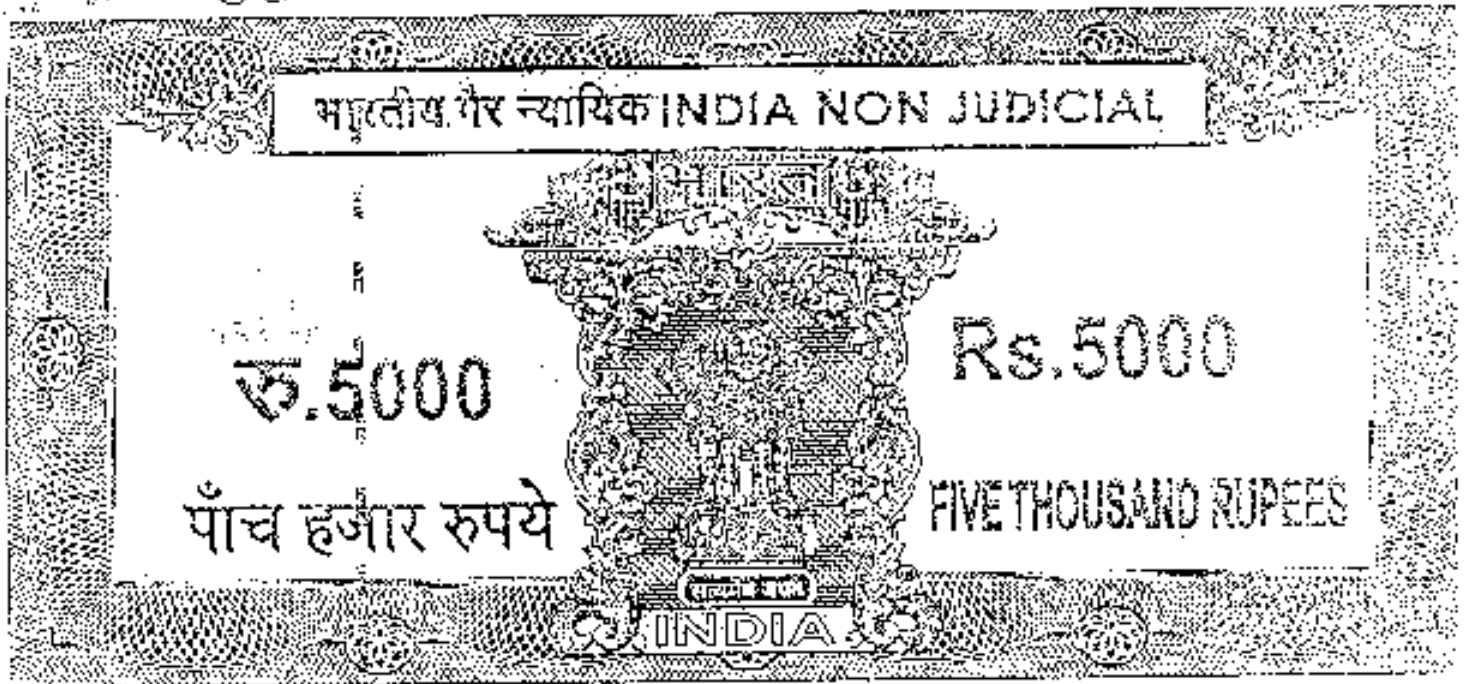


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21.11.16



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

अन्वित्यदल पश्चिम बंगाल WEST BENGAL

21.11.16

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 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Sadpur, Nara 24 Parganas  
 21 NOV 2016

**DEVELOPMENT AGREEMENT**

THIS DEED OF AGREEMENT is made on this the <sup>21</sup> day of November, 2016 (Two Thousand and Sixteen) as per CHRISTIAN ERA.

Contd...2

  
 Name of the party  
 Address

8758

5000

M/s Pioneer Dye Co. Pvt  
Director, Pskhari

10/11/16

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280.000

Rajendra

10/11/16

*[Faint, illegible text]*



Amicus Pro.  
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Saharanpur.

✓  
Sub. Reg. Saharanpur  
21 NOV 2016

(2)

**BETWEEN**

**SRI PARTHA PRATIM GHOSH (PAN NO. ADZPG0232A)**,  
Son of Late Prabhat Kumar Ghosh @ Provat Kumar Ghosh,  
by Nationality-Indian, by Religion-Hindu, by Occupation-  
Service, residing at: 32, Patuataia lane, P.O. Sukchar, P.S.  
Khardah, Dist. North 24 Parganas, Kolkata-700115,  
hereinafter called and referred to as the **OWNER** (Which  
expression shall unless excluded by or repugnant to the  
context be deemed to mean and include his respective heirs,  
executors, administrators, legal representatives and assign) of the **FIRST PART.**

**AND**

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

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

**(2) SRI ARUN KUMAR JANA**, S/o. Late Sudhir Kumar Jana,  
by Nationality-Indian, by Religion-Hindu, by occupation-  
Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S.  
Khardah, Dist. North 24 Parganas, Kolkata-700115,

**(3) SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra  
Biswas, by Nationality-Indian, by Religion-Hindu, by  
occupation-Business, residing at: P.O. Sukchar, P.S. Khardah,  
Dist. North 24 Parganas, Kolkata-700115, hereinafter referred  
to as the **DEVELOPER** (which expression shall unless excluded  
by or repugnant to the context be deemed to mean and include  
its heirs, executors, administrators, legal representatives and  
Successor-in-Office) of the **SECOND PART.**

(3)

**WHEREAS** originally one Smt. Krishna Ghosh (w/o. Sri Pravat Kumar Ghosh) i.e. the beloved mother of the present owner hereof who has purchased a plot of land measuring an area about 2 cottahs more or less Mouza- Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in C.S. & R.S. Dag No. 3214, under R.S. Khatian no. 401, within the local limits of the Panihati Municipality, P.S. Khardah, District- North 24 Parganas, by virtue of a Registered Bengali Deed of Sale being No. 4293, from her predecessor-in-title namely Smt. Asha Lata Chowdhury (W/o Sri Suresh Chandra Chowdhury), and the said Bengali Deed of Sale was executed and registered on 10.08.1981 at Sub-Registrar at Barrackpore and the same was recorded in Book No. 1, Vol No. 89, noted within the pages from 172 to 177, being No. 4293, for the year 1981.

**AND WHEREAS** the said Krishna Ghosh while has been enjoying the actual physical possession of the said landed property she died intestate on 24.07.2015 leaving behind her only son Sri Partha Pratim Ghosh as her surviving legal heirs and successors and he inherited the said landed property as per the law of Hindu Succession Act- 1956.

It is pertinent to mention here that the husband of Late Krishna Ghosh namely Pravat Kumar Ghosh was predeceased of her wife and he died on 17.02.2010.

**AND WHEREAS** the said Partha Pratim Ghosh (the present owner hereof) enjoying and possessing the inherited landed property as sole owner and became the lawful owner of **2 cottahs** of land with structure which is morefully Described in the First Schedule hereinbelow and have been possessing and enjoying the same peacefully, quietly and without interruption of others.

(4)

**AND WHEREAS** with a view to fulfil his desire by making construction of a Multi Storeyed Building (G+4) over the said plot of land mentioned in the Schedule hereunder written by amalgamating his plot of land with the other contiguous plots, the Land Owner of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

**AND WHEREAS** the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owner will be entitled to:-

In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner shall be entitled to get the **38% constructed covered area/sanction area upon the landed property of the owner hereof as Owner's Allocation** into the new proposed multistoried building by using his land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owner namely **SRI PARTHA PRATIM GHOSH**, is entitled to get two self contained residential flat out of which one flat being **flat no. 1-A**, measuring an area more or less **758 Sq.ft.** Constructed covered area on the **1st Floor (North-East Facing)** of the proposed multi storeyed building and another flat being **flat no. 1-I**, measuring an area more or less **626 Sq.ft.** Constructed covered area on the **1st Floor (North Facing)**, so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 1,00,000.00 (Rupees One Lakh)** only as non-adjustable/non-refundable amount in his part in

*[Signature]*  
The owner/Developer

Date: .....

Contd...5

(5)

consideration of the Owner's allocation and he will get such amount at the time of execution and registration of this Development Agreement.

**Covered Area means = Constructed Covered area of unit + proportionate share of Stair Case, lift & Lobby.**

It is pertinent to mention here that after receiving and/or accepting the owner's allocation 2 nos. of Flats as specified herein above and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio of **38% constructed covered area/sanction area upon the landed property of the owner hereof** in that event the Developer shall pay the money value for such excess area or Sq.ft. followed by **@ Rs. 2,000.00 (Rupees Two Thousand) Only per Sq.ft. (Constructed Covered Area)** to the Owner and such amount shall be paid by the Developer to the Owner at the time of handover the owner's allocation flats and after receiving such amount the Owner shall issue the proper money receipt in favour of the Developer.

The Developer shall provide accommodation to the Owner at the cost of Developer and continue to pay rent for the said accommodation on behalf of the Land Owner till he is put to possession on the said proposed multi storied building.

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

After delivery of Owner's allocation the remaining portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

The Land Owner shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

(6)

**AND WHEREAS** the parties hereto shall confirm all the terms and conditions being accepted by him and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Multistoreyed building on the said land comprising the said property in the following manner:-

a) Simultaneously with the execution of this Agreement the Owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof. Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that they would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred

(7)

and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **30 months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from

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(8)

them without any consent of the Owner at the terms and conditions the Developer may think and proper. The Land Owner will not be liable for any transaction entered into by the Developer for the Developer's allocation vice-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion except Owner's allocation as per agreement.

j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

l) The Land Owner will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.

(9)

- m) If the Land Owner intend to sell the Owner's allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.
- n) After demolishing the existing structure those will be the sole property of the Developer. The Land Owner shall not claim for the same. Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.
- (o) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring more or less **2 cottahs** of land classified as "**BASTU**", togetherwith a one storied pucca residential structure standing thereon measuring more or less 500 Sq.ft. situates and lying at **Mouza- Sukchar**, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in C.S. & **R.S. Dag No. 3214**, under R.S. Khatian no. 401, Modified R.S. Khatian no. 2142; P.S. Khardah, A.D.S.R. Office at Sodepur, District-North 24 Parganas, within the local limits of the Panihati Municipality, being Municipal Holding No. 54, Patuatala Lane, under Ward No. 2, Kolkata - 700115, which is the subject property of this Development Agreement.

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

(10)

**BUTTED AND BOUNDED**

On The North : Municipal Drain.  
On The South : 6ft. Wide Patuatolla Bye-Lane.  
On The East : House of Swapan Kumar Chowdhury (Plot-B).  
On The West : Municipal Drain.

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owner's Allocation)**

In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner shall be entitled to get the **38% constructed covered area/ sanction area upon the landed property of the owner hereof as Owner's Allocation** into the new proposed multistoried building by using his land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owner namely **SRI PARTHA PRATIM GHOSH**, is entitled to get two self contained residential flat out of which one flat being **flat no. 1-A**, measuring an area more or less **758 Sq.ft.** Constructed covered area on the **1st Floor (North-East Facing)** of the proposed multi storeyed building and another flat being **flat no. 1-I**, measuring an area more or less **626 Sq.ft.** Constructed covered area on the **1st Floor (North Facing)**, so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 1,00,000.00 (Rupees One Lakh)** only as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation and he will get such amount at the time of execution and registration of this Development Agreement.

(11)

**Covered Area means = Constructed Covered area of unit+proportionate share of Stair Case, lift & Lobby.**

It is pertinent to mention here that after receiving and/or accepting the owner's allocation 2 nos. of Flats as specified herein above and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio of **38% constructed covered area/sanction area upon the landed property of the owner hereof** in that event the Developer shall pay the money value for such excess area or Sq.ft. followed by **@ Rs. 2,000.00 (Rupees Two Thousand) Only per Sq.ft. (Constructed Covered Area)** to the Owner and such amount shall be paid by the Developer to the Owner at the time of handover the owner's allocation flats and after receiving such amount the Owner shall issue the proper money receipt in favour of the Developer.

The Developer shall provide accommodation to the Owner at the cost of Developer and continue to pay rent for the said accommodation on behalf of the Land Owner till he is put to possession on the said proposed multi storied building.

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

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION** : shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the Owner's allocation as aforesaid and together with the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers by and mode of Transfer of property Act. and/or lease, let out, or in any manner may with the same as the absolute Owner thereof.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Specification of Work)**

NUMBER OF FLOOR : Ground floor plus upper stories (G+4).

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal Finish : Plaster of Paris

External Finish : Cement-based paint over plaster.

Door Frame : Wooden.

Palla : Flush Door.

Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass (smoke gray/blackish) fitted.

Flooring : All rooms, dining, balcony, floor finished by floor tiles (600:mm x 600:mm) & Kitchen and toilet floor finished by marble.

Stair & Corridor : Marble floor.

Kitchen : 3ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Balcony : 2'-6" covered with brick work/or grill fittings.

(13)

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Ceiling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.


Individual Meter/Common Lift : Cost of individual meter i.e. Rs. 25,000/- and proportionate cost of infrastructure i.e. meter line and lift cost i.e. Rs. 50,000/- will be borne by the intending purchaser of the building exclusively for their each unit.

Be it mention here that the Developer shall provide the main door by Wooden Palla, 4ft. Glazed tiles covering from kitchen table top and the table top will be green marble and a collapsible gate in the main door of owners' allocation flat only.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.

THE APARTMENT SHALL PROVIDE THE FOLLOWING MOST ATTRACTIVE FACILITIES FOR THE FLAT OCCUPIERS WITHOUT PAYING ANY EXTRA COST WHICH IS THE FIRST TIME IN OUR LOCALITY:

- a) Parking : For two wheelers.
- b) Water : 24 hours supply through Submersible & Municipal water connection.

  
Atkenda Housing project  
Tahwra

Contd...14

(14)

**IN WITNESS WHEREOF** the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED

in presence of following

**WITNESSES:**

1. *Amar Nath Pal*  
Ghat, Sakti Rd.  
Kolkata-115

2. *Pratik Das*

Main Mandir  
Surachar, Kolkata-115

*Partha Pratim Ghosh*

**SIGNATURE OF THE LAND OWNER**

3. *Anisiquee Poddar*

*Shri Karmnagar*

THIS PIONEER DEVELOPER

*Shri Karmnagar*

*Shri Karmnagar*

*Shri Karmnagar*

Partner

**SIGNATURE OF THE DEVELOPER**

**Drafted by:**

*Atokendu Bandyopadhyay*

Atokendu Bandyopadhyay  
Enclave - K-2, 57/1, 2nd Fl., Advocate  
District Judges' Court, Barasat  
North 24 Parganas (W.B.)

**Laser Setter:**

*Prasanna Paul*

Prasanna Paul

(15)

**Memo of Consideration**

I, the land Owner do hereby Received a sum of Rs. **1,00,000.00 (Rupees One Lakh)** Only from the within named Developer/s as payment of Owner's allocation in the following memo:

By an a/c. payee cheque being no. 001540  
dated 21.11.2016, issued from B.O.B. Rs. 1,00,000.00

**Total: Rs. 1,00,000.00**

In Word: **Rupees One Lakh** Only.

SIGNED AND DELIVERED  
IN PRESENCE OF FOLLOWING

**WITNESSES:**

1. *Anandh Lakshmi*  
*Gopalsilk Rd.*  
*KRI-115*

2. *Srikanth* - *Asst.*

*Matri Mandir*  
*Sanchay. KRI-115*

*Partha Pratim Ghosh*

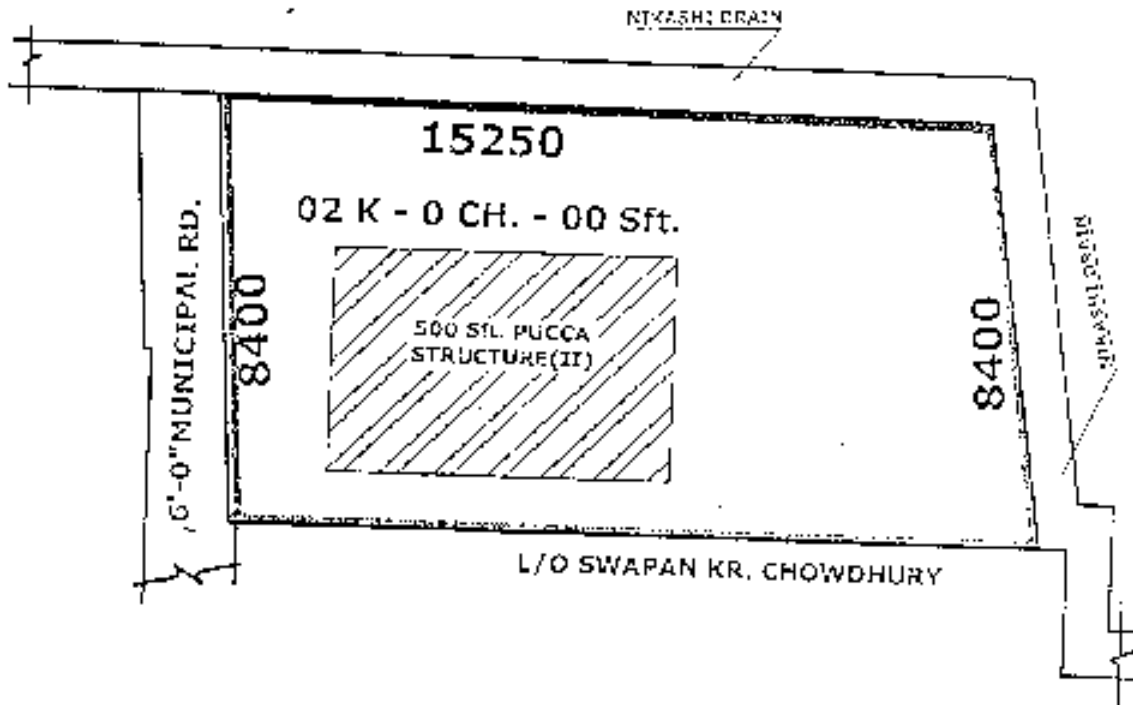
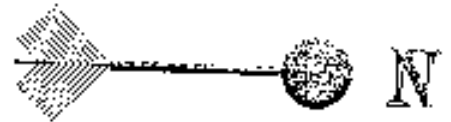
**SIGNATURE OF THE LAND OWNER**

3. *Arisheya Pooja*  
*Sri Ramnagar*  
*KRI-113*



SITE PLAN OF LAND AT MOUZA-SUKHCHAR, J.L.No-9, R.S. NO.-14, R.S. DAG No.-3214, R.S. KHATIAN No.- 401(old).2142(new). UNDER PANHATI MUNICIPALITY, HOLDING No- 63, POTUATOLA LANE, WARD No.- 02, P.S.-KHARDAH, DIST-NORTH 24 PARGANAS.

TOTAL AREA OF LAND  
02 K - 00 CH. - 00 Sft.



M/S PIONEER DEVELOPER  
*Pranab Kumar Das*  
*Pranab Kumar Das*  
*Pranab Kumar Das*  
 Partner

SIGN. OF DEVELOPER

*Pranab Kumar Das*

SIGN. OF LAND OWNER

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



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

*Biswanath Das*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

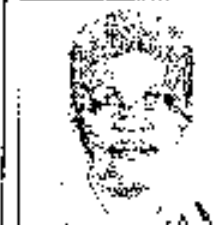
**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovesaid person, and attested by the said person*

*Biswanath Das*

SIGNATURE OF THE PRESENTANT



(2) Name: **SRI ARUN KUMAR JANA**

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

*Arun Kumar Jana*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Arun Kumar Jana*

SIGNATURE OF THE PRESENTANT

*All the above fingerprints are of the abovesaid person, and attested by the said person*

# ORDER RULE 44A OF THE I.R. ACT 1908

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



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sri Subhankar Biswas  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI PARTHA PRATIM GHOSH**

Partha

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

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Partha Pratim Ghosh  
SIGNATURE OF THE PRESENTANT

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

आयकर विभाग  
INCOME TAX DEPARTMENT  
PIONEER DEVELOPER



भारत सरकार  
GOVT. OF INDIA



15/01/2011  
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M/S PIONEER DEVELOPER

*Biswan Nath Datta*  
*Jyoti Kishan Jaiswal*  
*Biswanath Biswas* Partner

आयकर विभाग, आयकर प्रमुख कार्यालय  
आयकर विभाग, आयकर प्रमुख कार्यालय  
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आयकर विभाग, आयकर प्रमुख कार्यालय  
आयकर विभाग, आयकर प्रमुख कार्यालय  
आयकर विभाग, आयकर प्रमुख कार्यालय

PERMANENT ACCOUNT NUMBER

ADZHG0232A



NAME  
PARTHA PRATIM GHOSH

NAME OF THE LEATHERS NAME  
PROVAT KUMAR GHOSH

DATE OF BIRTH  
23-02-1968

PERSON'S SIGNATURE

*Partha Pratim Ghosh*

*CBG*

SECRETARY

COMMISSIONER OF SOCIETAL AFFAIRS

*Partha Pratim Ghosh*

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

SRN: 19-201617-003152209-1      Payment Mode: Online Payment  
 SRN Date: 20/11/2016 22:14:28      Bank: AXIS Bank  
 BRN: 250331123      BRN Date: 20/11/2016 22:15:40

**DEPOSITOR'S DETAILS**

Id No. : 15240015421317/2016  
 (Quarry Lic/Quarry Year)  
 Name : ALOKENDU BANDYOPADHYAY  
 Contact No. : Mobile No. : +91-9674975574  
 E-mail :  
 Address : 70, CENTRAL ROAD, NANDALUKE, KOL-740  
 Applicant Name : Mr Alokendu Bandyopadhyay  
 Office Name :  
 Office Address :  
 Status of Depositor : Advocate  
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

**PAYMENT DETAILS**

No.	Identification No.	Head of Account Description	Head of A/C	Amount
1	15240015421317/2016	Property Registration - Registration Fees	0030-02-103-001-02	1000
2	15240015421317/2016	Property Registration - Stamp duty	0030-02-103-005-02	131
<b>Total:</b>				<b>1131</b>

In Words : Rupees One Thousand One Hundred Thirty One only

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

XN: 10-201617-039162203-1      Payment Mode: Online Payment  
 GRN Date: 20/11/2016 22:14:28      Bank: Axis Bank  
 BRN: 280331123      BRN Date: 20/11/2016 22:15:40

**DEPOSITOR'S DETAILS**

Id No. : 16240001542131/1/2016  
(Copy No./Copy Made)

Name : ALOKENDU BANDYOPADHYAY  
 Contact No. :      Mobile No. : 91-0674975574  
 E-mail :  
 Address : 76, CENTRAL ROAD, ANANDALOKE, KOL-140  
 Applicant Name : Mr Alokendu Bandyopadhyay  
 Office Name :  
 Office Address :  
 Status of Depositor : Advocate  
 Purpose of payment / Remarks : Sale/Development Agreement or Construction agreement

**PAYMENT DETAILS**

Sr. No.	Identification No.	Head of A/C Description	Head of A/c	Amount (₹)
1	16240001542131/1/2016	Property Registration- Reg. Station Fee	0226-03-104-001-16	113
2	16240001542131/1/2016	Property Registration- Stamp duty	0930-03-105-003-02	2

**Total**      115

In Words : Rupees One Thousand One Hundred Thirty One only

### Major Information of the Deed

Deed No :	I-1524-06068/2016	Date of Registration :	41/21/2016 12:28:40 PM
Query No/Year	1524-0JJ1542131/2016	Office where deed is registered	
Query Date :	20/11/2016 1:00:29 PM	A.O.S.R. SODEPUR, District, North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Banerjee Padhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WLSI : BHADRA, PIN - 720120, Mobile No. : 9630075574, Status : Advocate		
Transaction	Additional Transaction		
(0110) Sale, Development Agreement or Construction Agreement	(4505) Other than Immovable Property Declaration (No of Declaration : 2), (4311) Other than Immovable Property Receipt (No : 100,000/-)		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 24,45,000/-		
Stamp duty Paid (SI)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,110/- (Article: 4, F- 5)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip (on behalf of area)		

#### Land Details :

District: North 24-Parganas, P.S:- Khairaha, Municipality: PANIHATI, Road: Parulata Lane, Mouza: Sukmanar, Ward No. 2 - Holding No:51

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L	RS-3214	RS-2142	Bastu	Bastu	2 Katha	20,00,000/-	20,70,000/-	Width of Approach Road: 6 Ft., Adjacent to Main Road.
<b>Grand Total :</b>					<b>3.3Dec</b>	<b>20,00,000/-</b>	<b>20,70,000/-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	3,00,000/-	3,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	500 sq ft	3,00,000/-	3,75,000/-
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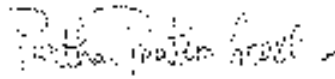
20/11/2016 Query No.-16240321542/31/2016 Deed No: I-1524-06068/2016 Deed is digitally signed.

Page 05 of 06







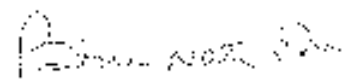

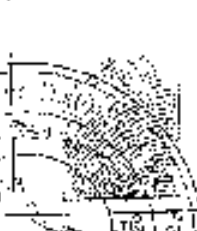
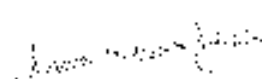
and Lorc Details :



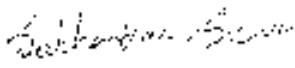
Sr No	Name,Address,Photo,Finger print and Signature
Sr No	Name Photo Finger-Print Signature
1	<p><b>Mr Partha Pratim Ghosh</b>                      Son of Late Prabhat Kumar Ghosh                      Executed by: Self, Date of Execution: 21/11/2016                      Admitted by: Self, Date of Admission: 21/11/2016, Place : Office</p>    <p>21/11/2016 21/11/2016 21/11/2016</p> <p>32, Patuatala Lane,, P.O:- Sukchar, P.S:- Khardaha, Panchat, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ADZPG0232A, Status :Individual</p>

Developer Details :

Sr No	Name,Address,Photo,Finger print and Signature
1	<p><b>M/S. PIONEER DEVELOPER</b>                      48/A Patuatala Lane "HIMALA APARTMENT" Sukchar,, P.O:- Sukchar, P.S:- Khardaha, Panchat, District:-North 24-Parganas, West Bengal, India, PIN - 700115 PAN No. AANFPG542R, Status :Organization</p>

Representative Details :

Sr No	Name,Address,Photo,Finger print and Signature
Sr No	Name Photo Finger-Print Signature
1	<p><b>Mr BISWANATH DAS</b>                      Son of Late Narayan Chandra Das                      Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office</p>    <p>21/11/2016 21/11/2016 21/11/2016</p> <p>KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road,, P.O:- Sukchar, P.S:- Khardaha, Panchat, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. PIONEER DEVELOPER (as Partner)</p>
2	<p><b>Mr ARUN KUMAR JANA</b>                      Son of Late Sudh Kumar Jana                      Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office</p>    <p>21/11/2016 21/11/2016 21/11/2016</p> <p>N.S.D. Ghat Road, P.O:- Sukchar, P.S:- Khardaha, Panchat, District:-North 24 Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. PIONEER DEVELOPER (as Partner)</p>

Name	Photo	Finger Print	Signature
Mr SUBHANKAR BISWAS Son of Mr Madrab Chandra Biswas Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office			
	Nov 21 2016 20:00W	Nov 21 2016 20:00W	Nov 21 2016 20:00W

2nd, Subhash Nagar, P.O:- Sukchar, P.S:- Khurdaha, Panna, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. Status: Representative. Representative of: M/S. PIONEER DEVELOPER (as Partner)

**Identifier Details :**

Name & address
Mr Avishkek Podder Son of Mr. Basuob Podder Suram Nagar, P.O:- Natagora, P.S:- Grola, Panthali, District-North 24-Parganas, West Bengal, India PIN - 700112, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, Identifier Of Mr Partha Pratim Ghosh (Co-Owner) BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS
21/11/2016

*Avishkek Podder*

**Transfer of property for L1**

S.No	From	To, with area (Name-Area)
1	Mr Partha Pratim Ghosh	M/S. PIONEER DEVELOPER-3.5 Dec

**Transfer of property for S1**

S.No	From	To, with area (Name-Area)
1	Mr Partha Pratim Ghosh	M/S. PIONEER DEVELOPER-500 Sq Ft

Encorsement For Deed Number : I - 152406088 / 2016

On 21-11-2016  
 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 (C) of Indian Stamp Act 1899  
 Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)  
 Presented for registration at 12:13 hrs on 21-11-2016, at the Office of the A.D.S.R. SUPERVISOR by Mr. Partha Pratim Ghosh, Executor.  
 Certificate of Market Value (WB-PDM) vide No. 25011/2016 of 2016 issued by the District Magistrate, Panna, West Bengal. Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,45,000/-



2016/11/2016 Copy No: 15240601642131, 2016/11/2016 Doc No: 152406088/2016, Document is digitally signed.

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

Execution is admitted on 21/11/2016 by Mr Parita Pralim Ghosh, Son of Late Prabhat Kumar Ghosh, 32 Patulata Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India. PIN - 700113, by caste Hindu, by Profession Service

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sram Nagar, P.O: Natagarh, Thana: Guala City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India. PIN - 700113, by caste Hindu, by profession Service

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

Execution is admitted on 21-11-2016 by Mr BISWANATH DAS, Partner, M/S. PIONEER DEVELOPER, 43/A, Patulata Lane, "BIMALA APARTMENT" Sukchar, P.O- Sukchar, P.S- Khardaha, Panchai, District North 24-Parganas, West Bengal, India, PIN - 700113

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sram Nagar, P.O: Natagarh, Thana: Guala City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India. PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 21-11-2016 by Mr ARUN KUMAR JANA, Partner, M/S. PIONEER DEVELOPER, 43/A, Patulata Lane, "BIMALA APARTMENT" Sukchar, P.O- Sukchar, P.S- Khardaha, Panchai, District North 24-Parganas, West Bengal, India, PIN - 700113

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sram Nagar, P.O: Natagarh, Thana: Guala City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India. PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 21-11-2016 by Mr SUBHANKAR BISWAS, Partner, M/S. PIONEER DEVELOPER, 43/A, Patulata Lane, "BIMALA APARTMENT" Sukchar, P.O: Sukchar, P.S- Khardaha, Panchai, District North 24-Parganas, West Bengal, India. PIN - 700113

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sram Nagar, P.O: Natagarh, Thana: Guala City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India. PIN - 700113, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,110/- ( B = Rs 1,069/-, F = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-, by online = Rs 1,110/-

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 20/11/2016, 10:15PM with Govt. Ref. No: 192016170031822091 on 20/11/2016, Amount Rs 1,110/- by AXIS Bank ( UTIR0000005), Ref. No. 190331123 on 20/11/2016, Head of Account 2053-05-02-201-10

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 502/- and Stamp Duty paid by Stamp Rs. 502/- by online = Rs 21/-

Description of Stamp

1. Stamp, Type: Imprinted, Serial no 6768, Amount: Rs.5,000/-, Date of Purchase: 10/11/2016, Vendor name: A B Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 20/11/2016, 10:15PM with Govt. Ref. No: 192016170031822091 on 20/11/2016, Amount Rs 210, Bank AXIS Bank ( UTIR0000005), Ref. No. 285331123 on 20/11/2016, Head of Account: 0030-02-103-001-02

*Maitreyee Ghosh*

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2016, Page from 178718 to 178746

Deed No 152406068 for the year 2016.



Digitally signed by MA.TREYEE GHOSH  
Date: 2016.11.28 12:24:05 +05:30  
Reason: Digital Signing of Deed.

*Ma. Treeye Ghosh*

(Maitreyee Ghosh) 28/11/2016 12:24:04  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)

28/11/2016 Query No.-15240901542131 / 2016 Deed No. - 152406068 / 2016 Document is digitally signed.

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