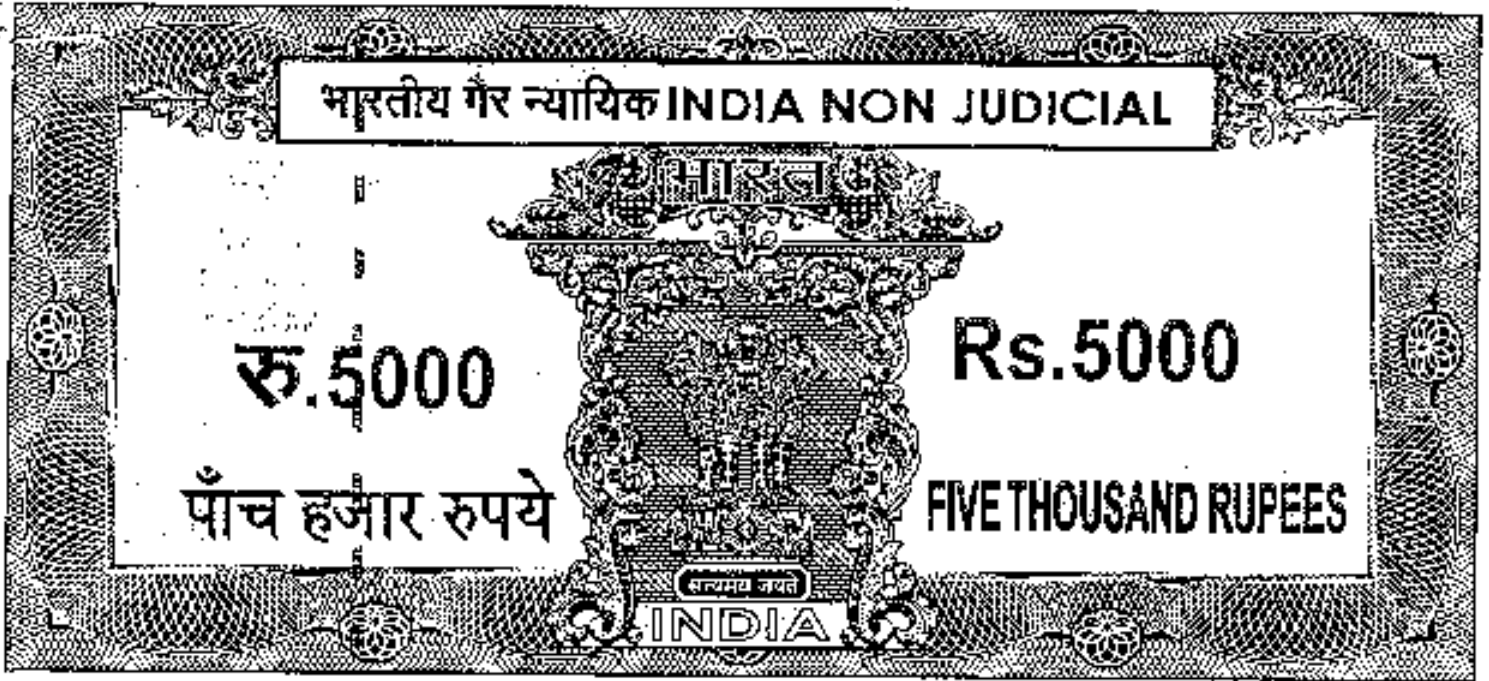


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19
 Notar Public Sub-Registrar
 Sodpur, North 24 Parganas

21 NOV 2016

DEVELOPMENT AGREEMENT

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

Contd...2


 Arunima Mondyopadhyay

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19/11/16

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Trishan P. P. P.
to Basu Sub P. P. P.
P. O. Narasimhapeta, P. S. Sejour
113
Service.

Additional District Sub-Registrar
Sejour District, Narasimhapeta
21 NOV 1916

(2)

BETWEEN

SRI SWAPAN KUMAR CHOWDHURY (PAN no. ACEPC0490J), Son of Late Suresh Chandra Chowdhury, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at: 30, Patuatala 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: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and Successor-in-Office) of the **SECOND PART.**


(3)

WHEREAS one Asha lata Chowdhury (now deceased), w/o. Late Suresh Chandra Chowdhury purchased a plot of land measuring about 8 (Eight) Cottahs 06 (Six) chittaks (more or less) lying and situated at Mouza: Sukchar, J.L. 9, Re Su 14, Touzi : 156, under R.S. Khatian No. 401, modified R.S. Khatian No. 2142, comprised in Dag No. 3214, from one Bimala Bala Debi (Wife of Tarak Nath Mukhopadhyay) by dint of a Registered Bengali Deed of Sale, which was executed and registered at the Office of Sub Registrar Barrackpore, on 20/02/1951, and the same was recorded in Book No. 1, Vol. No. 17, Pages from 25-28, vide Being No. 790, for the year 1951.

AND WHEREAS the said Asha lata Chowdhury (now deceased), w/o. Late Suresh Chandra Chowdhury also has purchased another plot of land measuring about 2 (Two) Cottahs 14 (Fourteen) chittaks (more or less) lying and situated at Mouza: Sukchar, J.L. 9, Re Su 14, Touzi : 156, under R.S. Khatian No. 401, modified R.S. Khatian No. 2142, comprised in Dag No. 3214, from one Sri Jogendra Nath Das (Son of Late Mahendra Nath Das) by dint of a Registered Bengali Deed of Sale, which was executed and registered at the Office of Sub Registrar Barrackpore, on 13/05/1964, and the same was recorded in Book No. 1, Vol. No. 33, Pages from 217 to 219, vide Being No. 2632, for the year 1964.

AND WHEREAS the said Asha Lata Chowdhury became the sole and lawful owner of the above mentioned two adjacent plots of land totalling an area about **11 cottahs 4 chittaks** (8Cottahs 6Chittaks + 2Cottahs 14chittaks) and seized and possessed the above mentioned Property, by constructing a dwelling house thereon and recorded her name in the assessment register of Panihati Municipality.

AND WHEREAS the said Asha Lata Chowdhury i.e. the beloved mother of the present owner hereof Gifted a plot of land


Atrecha Bandyopadhyay

Witness

Contd...4

(4)


measuring more or less 1cottah 12chittaks 2sq.ft. out of her total landed property which is lying and situates within 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, in the local limits of the Panihati Municipality, P.S. Khardah, District- North 24 Parganas, by executing a Registered Bengali Deed of Gift being No. 1776, and the said Bengali Deed of Gift was executed and registered on 21.03.1985 at Sub-Registrar Barrackpore and the same was recorded in Book No. 1, Vol No. 34, noted within the pages from 91 to 98, being No. 1776, for the year 1985.

AND WHEREAS the said Swapan Kumar Chowdhury (the present owner hereof) enjoying and possessing the said gifted landed property as sole owner and became the lawful owner of **1 cottah 12 chittaks 2 sq.ft.** 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.

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:-


Attestation Bandyopadhyay

6/10/2016

Contd...5

(5)

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 **40% constructed covered 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 SWAPAN KUMAR CHOWDHURY**, is entitled to get a self contained residential flat being **flat no. 3B**, measuring an area more or less **1152 Sq.ft.** Constructed covered area on the **3rd Floor (South-East Facing)** and a **covered Garage** being **Garage no. 3**, measuring more or less **235 sq.ft.** on the **Ground floor, South Facing**, of the proposed multi storeyed building so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only as adjustable/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.

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 Flat and Garage as specified herein above and after calculation of owner's allocation area if it is found that the Owner will get more than the allocated area as per the ratio of **40% constructed covered 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 flat and garage and after receiving such amount the Owner shall issue the proper money receipt in favour of the Developer.

(6)

Be it mentioned hereto that after receiving the possession of owner's allocation flat and garage 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.

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.

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.

It is made clear that if in future the sanctioning authority allow the Developer to construct the multistoried building more than Five Stories in that event the owners will get the owners allocation as per the agreed ratio as mentioned hereinabove.

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.

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.


Anandti Banajopadhyay

Att:xxxx

Contd...7

(7)

- 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 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



Abanendu Bandyopadhyay

12/11/2011

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(8)

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 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 vise-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.

Alexandra Bandyopadhyay

Alexandra

Contd...9

(9)

- i) The Developer shall be at liberty to sell, let-out, leaseout 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.
- 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.



Alexanda Banerjee

6/2/20

Contd...10

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **1 cottah 12 chittaks 2 sq.ft.** 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 Khatian no. 2142, P.S. Khardah, A.D.S.R. Office at Sodepur, District-North 24 Parganas, within the local limits of the Panlhati Municipality, being Municipal Holding No. 64, Patuatola 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.

BUTTED AND BOUNDED

On The North : Binod Rudra Bhowmick.
 On The South : 6ft. wide Patuatola bye-lane.
 On The East : Tapan Kumar Chowdhury & Others.
 On The West : Partha Pratim Ghosh.

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 **40% constructed covered 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 SWAPAN KUMAR CHOWDHURY**, is entitled to get a self contained residential flat being **Flat no. 3B**, measuring an area more or less **1152 Sq.ft.** Constructed covered area on the **3rd Floor (South-East Facing)** and a **covered Garrage** being **Garrage no. 3**, measuring more or less **235 sq.ft.** on the

(11)

Ground Floor, South Facing, of the proposed multi storeyed building so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only as adjustable/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.

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 Flat and Garrage 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 **40% constructed covered 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 flat and garrage and after receiving such amount the Owner shall issue the proper money receipt in favour of the Developer.

Be it mentioned hereto that after receiving the possession of owner's allocation flat and garrage 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.

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.

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.

(12)

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.

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 togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/ or lease, let out, or in any manner may with the same as the absolute Owner thereof.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of Work)

NUMBER OF FLOOR : Ground floor plus upper 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 : Flash 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 (600mm x 600mm) & Kitchen and toilet floor finished by marble.

Stair & Corridor : Marble floor.

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

Contd...13

(13)

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.
Balcony : 2'-6" covered with brick work/or grill fittings.
Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.
Bedroom : One Tube, One fan, One plug, Double bracket.
Balcony : One light, One plug point,
Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.
Toilet : One light, One fan (exhaust).
Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Individual Meter/Common Lift : Cost of individual meter i.e. Rs. 25,000/- and proportionate cost of infrastructure i.e. mother 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.

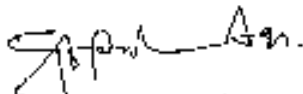
(14)

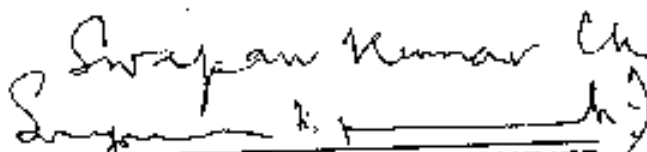
IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED
in presence of following

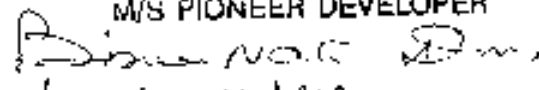
WITNESSES:

1. Anurag K. Saha
Golind Saha Rd.
K-115

2. 
Matri Mandir
Sukchar. K-115


SIGNATURE OF THE LAND OWNER

3. Anishek Das
Sukchar ngar
K-113

M/S PIONEER DEVELOPER

Anishek Das
Subhanshu Das
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:



Alokendu Bandyopadhyay
Enrollment No. 570/2004, Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:


Prasanna Paul

(15)

Memo of Consideration

I, the land Owner do hereby Received a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** 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. 001534
dated 21.11.2016, issued from B.O.B. Rs. 25,000.00

Total: **Rs. 25,000.00**

In Word: **Rupees Twenty Five Thousand Only.**

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

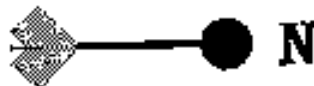
WITNESSES:

1. *Amaravath Patil*
Govind Bhatti Kote
K 11-115.
2. *Govind An*
Matri Mandir
Sukchar. Kote-115
3. *Arishwari Patil*
Shri. Ginnagar
K 11-113.

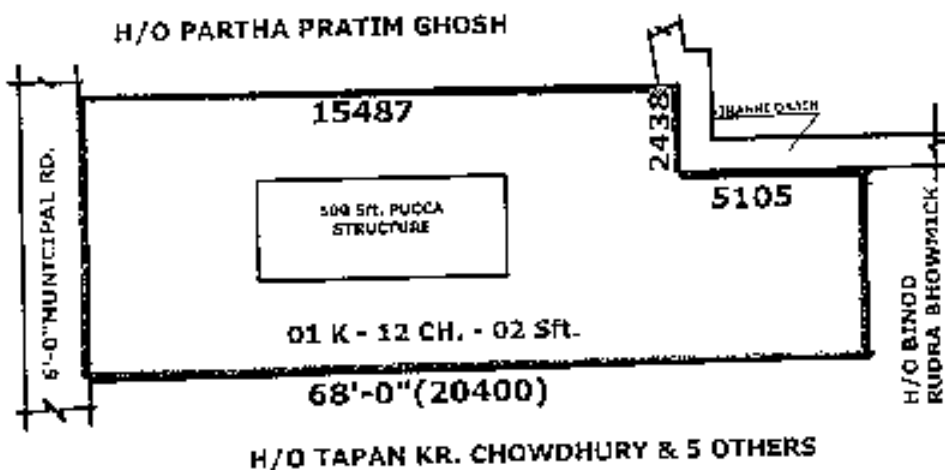
Rupam Kumar Chaudhary
SIGNATURE OF THE LAND OWNER

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 PANIHATI MUNICIPALITY, HOLDING No-64, POTUATOLA LANE, WARD No.- 02, P.S.-KHARDAH, DIST- NORTH 24 PARGANAS.

AREA OF LAND
01 K- 12 CH - 02 SFT



SCALE - 1" = 10' (1:120)

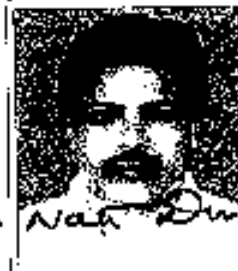


MR. PIONEER DEVELOPER
Biswanath Das,
Jyoti Kumar Jena,
Sankhayan Biswas
 Partner

SIGNATURE OF DEVELOPER

Sujan Kumar Das
SIGNATURE OF LAND DOWNER

RULE 44A OF THE I.R. ACT 1908



Biswanath Das

(1) Name : **SRI 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 abovenamed person, and attested by the said person.

Biswanath Das

SIGNATURE OF THE PRESENTANT



Arun Kumar Jana

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

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

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

Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

RULE 44A OF THE I.R. ACT 1908



Subhankar Biswas

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Subhankar Biswas

SIGNATURE OF THE PRESENTANT



Swapan Kumar Chowdhury

(2) Name : **SRI SWAPAN KUMAR CHOWDHURY**

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

Swapan Kumar Chowdhury

SIGNATURE OF THE PRESENTANT

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

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER DEVELOPER



भारत सरकार
GOVT. OF INDIA



12/01/2017
Permanent Account Number
AANFP6542R

SECRET

M/S PIONEER DEVELOPER

Dr. N. K. D. S.
Dr. Kumar Janti Subhanshu Biswas
Partner

यह कार्ड केवल अपने व्यक्तिगत उपयोग के लिए है।
आपका पैन नंबर, पता, बैंक खाता
नंबर, बैंक, पता, पिन कोड,
बैंक खाते का पता, पिन कोड,
बैंक, पिन कोड 411045

If this card is lost someone else might find it.
Please inform/return to:
Income Tax PAN Service Unit, NSDL
3rd Floor, Appare Chambers,
Near Bhubaneswar Exchange,
Bhubaneswar, 751004

Tel: 01-2338271/2338272/2338273/2338274/2338275
Fax: 01-2338276/2338277/2338278/2338279/2338280

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWAPAN KUMAR CHOWDHURY

SURESH CHANDRA CHOWDHURY

*19/02/1946

Permanent Account Number

AOERCO496J

सं. 9/2014/11



Confirmed to be true
S. P. A.

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

19-201617-003102171-1
 BRN Date: 20/11/2016 22:08:29
 BRN : 280331040
 Payment Mode : Online Payment
 Bank : AXIS Bank
 BRN Date: 20/11/2016 22:09:54

DEPOSITOR'S DETAILS

Ch No. : 15210001541314/1/2016
 (Query No./Query Year)
 Name : ALOKENDU BANDYOPADHYAY
 Contact No. : Mobile No. : 91 9674975574
 E-mail :
 Address : 76, CENTRAL ROAD, ANANDALOKE, KOL-700
 Applicant Name : Mr Alokendu Bandyopadhyay
 Office Name :
 Office Address :
 Status of Depositor : Advocate
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement



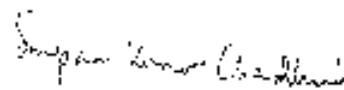
PAYMENT DETAILS

Sr No.	Identification No.	Head of Fee / Description	Head of Charge	Amount (₹)
1	15210001541314/1/2016	Property Registration- Registration Fees	0030-03-103-001-16	286
2	15210001541314/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	21
Total				306

In Words : Rupees Three hundred Six only

Details :



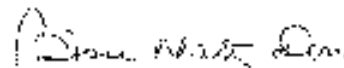


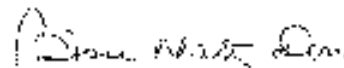


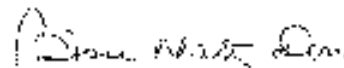


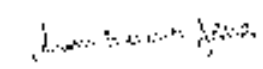


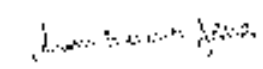


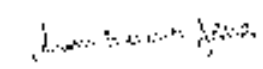
Name, Address, Photo, Finger print and Signature



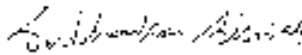
Sl No	Name	Photo	Finger Print	Signature
1	<p>Mr SWAPAN KUMAR CHOWDHURY Son of Late Suresh Chandra Chowdhury Executed by: Self, Date of Execution: 21/11/2016 , Admitted by: Self, Date of Admission: 21/11/2016 ,Place : Office</p>			
<p>30, Patuataa Lane,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. ACEPC0490, Status :Individual</p>				

Developer Details :

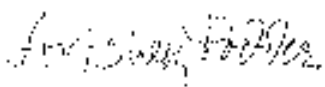
Sl No	Name, Address, Photo, Finger print and Signature
1	<p>M/S. PIONEER DEVELOPER 45/A, Patuataa Lane, "BIMALA APARTMENT", Sukchar,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 PAN No. AANFP6542R, Status :Organization</p>

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr BISWANATH DAS 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> </td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupat on: Business, Citizen of India. Status : Representative, Representative of : M/S. PIONEER DEVELOPER (as Partner)</p>	Name	Photo	Finger Print	Signature	<p>Mr BISWANATH DAS 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>			
Name	Photo	Finger Print	Signature						
<p>Mr BISWANATH DAS 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>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 21/11/2016, , Admitted by: Self, Date of Admission: Nov 21 2016 , Place of Admission of Execution: Office</p> </td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>N.S.D. Ghat Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, 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	<p>Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 21/11/2016, , Admitted by: Self, Date of Admission: Nov 21 2016 , Place of Admission of Execution: Office</p>			
Name	Photo	Finger Print	Signature						
<p>Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 21/11/2016, , Admitted by: Self, Date of Admission: Nov 21 2016 , Place of Admission of Execution: Office</p>									

Name SUBHANKAR BISWAS Son of Mr. Madhab Chandra Biswas Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office	Photo  Finger Print  Nov 21 2016 2:13PM Nov 21 2016 2:13PM	Signature  Nov 21 2016 2:13PM
2nd, Subhash Nagar, P.O:- Sukchar, P.S:- Khardaha, Panihati. 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 Avishek Podder Son of Mr. Basuob Podder Siram Nagar, P.O:- Natagan, P.S:- Ghola, Panihati. District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr SWAPAN KUMAR CHOWDHURY, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS
 21/11/2016

Transfer of property for L1:

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-2.89208 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-530 Sq.Ft

Endorsement For Deed Number : I - 152406073 / 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 : 48 (g) of Indian Stamp Act 1899.
Presentation (Under Section 52 & Rule 22A(3), 46(1), W.B. Registration Rules, 1962)
 Presented for registration at 12:26 hrs on 21-11-2016, at the Office of the A.D.S.R. SODEPUR by Mr SWAPAN KUMAR CHOWDHURY, Executant.
Certificate of Market Value (WB PUVI rules of 2001)
 Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,14,126/-



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

Execution is admitted on 21/11/2016 by Mr SWAPAN KUMAR CHOWDHURY, Son of Late Suresh Chandra Chowdhury, 30, Patuatala Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, 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, 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, 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 ARJUN KUMAR JANA, Partner, M/S. PIONEER DEVELOPER, 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, 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 B.SWAS, Partner, M/S PIONEER DEVELOPER, 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Identified by Mr Avishek Podder, Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, 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 285/- (R = Rs 284/-, E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 285/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2016 12:09PM with Govt. Ref. No: 192016170031621711 on 20-11-2016, Amount Rs: 285/-, Bank: AXIS Bank (UTIB0000005) Ref. No. 280331046 on 20-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8757, Amount: Rs.5,000/-. Date of Purchase: 19/11/2016, Vendor name: R Sur Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2016 10:09PM with Govt. Ref. No: 192016170031621711 on 20-11-2016, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005) Ref. No. 280331046 on 20-11-2016, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2016, Page from 179136 to 179164

Deed No 152406073 for the year 2016.



Digitally signed by MAITREYEE GHOSH
 Date: 2016.11.29 13:12:36 +05:30
 Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 29/11/2016 13:12:35
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. SODEPUR
 West Bengal.

(This document is digitally signed.)

29/11/2016 Query No:-152400015413*4 / 2016 Deed No :- 152406073 / 2016. This document is digitally signed.

Page 29 of 29

