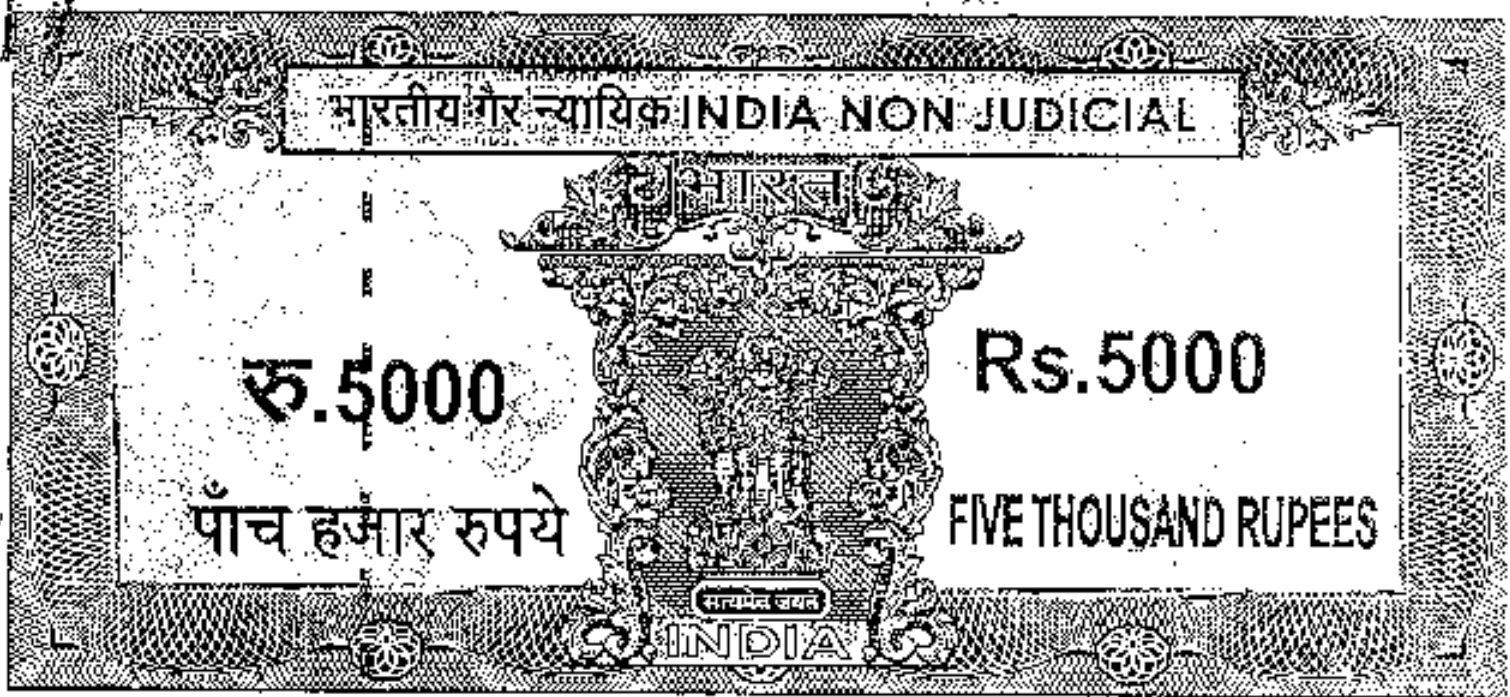


6352

100606/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 281839

100-1542/156/16


established upon the execution of
 - limited to registration. The
 agreement shall / shall be the
 agreement shall / shall
 entered with the execution
 on the part of the document.

Additional District Superintendent
 Sodepur, 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


 Nikanta Bandyopadhyay
 witness

8759

10/11/16

5000

M/S Pioneer Developer

Sukchar P S Kharch

10/11/15

10/11/16

5000

Ramesh
10/11/16

Handwritten notes in small font, mostly illegible.



Arishen Poddar
510 Basudeb Poddar
Sri Ramnagar
P.O. - Haraganah, P.S. - Ghola
Dist - 113
Barnia

Registrar, Seempur, North 24 Parganas

21 NOV 2016

(2)

BETWEEN

1. **SRI TAPAN KUMAR CHOWDHURY (PAN no. ACWPC0946K)**, 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,
2. **SRI ARUN KUMAR CHOWDHURY (PAN no. AJNPC8130B)**, son of Late Suresh Chandra Chowdhury, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 30, Patuatala lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
3. **SRI TARUN KUMAR CHOWDHURY (AADHAR no. 5090 4895 6993)**, 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,
4. **SRI ANUP KUMAR CHOWDHURY (PAN no. ACNPC6820H)**, son of Late Suresh Chandra Chowdhury, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 30, Patuatala lane, P.O. Sukchar, P.S. Khardah, Dist. North-24 Parganas, Kolkata-700115,
5. **SRI ANINDA CHOWDHURY (PAN no. AKMPC9034G)**, Son of Late Biman Chowdhury, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: 30, Patuatala lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
6. **SRI SUNANDA CHOWDHURY (PAN no. AJNPC8038L)**, Son of Late Biman Chowdhury, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 30, Patuatala lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter collectively called and referred to as the **OWNERS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

(3)

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, Son of 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.**

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 Sri 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.

(4)

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. I, 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 while has been enjoying the actual physical possession of the said landed property, she sold out 2 cottahs of land out of her total landed property to one Smt. Krishna Ghosh (w/o. Sri Pravat Kumar Ghosh) 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 Sale being No. 4293, and the said Bengali Deed of Sale was executed and registered on 10.08.1981 at Sub-Registrar at Barrackpore

(5)

and the same was recorded in Book No. I, Vol No. 89, noted within the pages from 172 to 177, being No. 4293, for the year 1981.

AND WHEREAS the said Asha Lata Chowdhury further make a gift a plot of land measuring more or less 1cottah 12chittaks 2sq.ft. out of remaining landed property to her beloved son namely Sri Swapan Kumar Chowdhury 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 Panihatī 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. I, Vol No. 34, noted within the pages from 91 to 98, being No. 1776, for the year 1985.

AND WHEREAS in the life time of said Asha Lata Chowdhury she executed a Registered her last WILL and testaments of her landed property Bequeathing the same upon her six sons, 1. BIMAN KUMAR CHOWDHURY (now deceased), 2. SRI SWAPAN KUMAR CHOWDHURY, 3. SRI TAPAN KUMAR CHOWDHURY, 4. SRI ARUN KUMAR CHOWDHURY, 5. SRI TARUN KUMAR CHOWDHURY, 6. SRI ANUP KUMAR CHOWDHURY, and the said WILL was registered at the Office of Sub Registrar Barrackpore, on 25/03/1985, recorded in Book No. I, Vol.No. 1, Pages from 99-107, vide Being No. 15, for the year 1985, and made Sri Swapan Kumar Chowdhury the Executor to her WILL.

AND WHEREAS the husband of Asha Lata Chowdhury, namely Suresh Chandra Chowdhury, died on 20/01/1998

(6)

and thereafter one of the son as well as beneficiary of the WILL of said Asha Lata Chowdhury, namely, Biman Chowdhury, died intestate on 30/11/1999 leaving behind him his wife Shila Chowdhury and two sons Aninda Chowdhury & Sunanda Chowdhury, as his surviving Legal heirs and Successors.

AND WHEREAS the said Asha Lata Chowdhury died intestate on 20/06/2001 leaving behind her Five sons namely, 1. SRI SWAPAN KUMAR CHOWDHURY, 2. SRI TAPAN KUMAR CHOWDHURY, 3. SRI ARUN KUMAR CHOWDHURY, 4. SRI TARUN KUMAR CHOWDHURY, 5. SRI ANUP KUMAR CHOWDHURY All sons of Late Suresh Chandra Chowdhury and two daughters namely, 6. SMT. GOURI BHATTACHARJEE, w/o. Late Ajit Bhattacharjee and 7. SMT. BIJAYA BHATTACHARYA, w/o. Sri Abhay Pada Bhattacharya, and her daughter in law namely 8. SMT. SHILA CHOWDHURY w/o. Late Biman Chowdhury, and her two grand sons, 9. SRI ANINDA CHOWDHURY, s/o. Late Biman Chowdhury, & 10. SRI SUNANDA CHOWDHURY, s/o. Late Biman Chowdhury, as her legal heirs and successors.

AND WHEREAS after the demise of Asha Lata Chowdhury, according to her indication in the said WILL, Sri Swapan Kumar Chowdhury, being the executor to the said WILL, filed an application for Granting Probate of the said WILL as executant by Asha Lata Chowdhury, before the Learned District Delegate Judge at Barrackpore, and the same has been Registered as Misc. Case No. 178/2014 (Probate), and the Learned District Delegate Judge at Barrackpore, has been pleased to grant Probate of the said WILL vide its order dated 12/08/2015 and in accordance with the indication of the Testatrix i) Sri Swapan Kumar Chowdhury, ii) Sri Tapan Kumar Chowdhury, iii) Sri Arun Kumar Chowdhury, iv) Sri Tarun Kumar Chowdhury, v) Sri Anup

(7)

Kumar Chowdhury, being the sons of Late Asha Lata Chowdhury and vi) Smt. Shila Chowdhury, vii) Sri Aninda Chowdhury, viii) Sri Sunanda Chowdhury, being the legal heiress and Heirs of Late Biman Chowdhury, (being the Daughter-in-Law and Grand sons of Late Asha Lata Chowdhury) jointly seized and possessed the property of Late Asha Lata Chowdhury as lawful beneficiary of the WILL.

AND WHEREAS during physical measurement of the property, left by the Testatrix Late Asha Lata Chowdhury, and while handing over the property to the beneficiaries, it is found that the present measurement of the said property stands as 7(Seven) cottahs 7(Seven) chittaks 43(Forty Three) sq.ft. (more or less) and the Executor, in accordance with the order, passed by the learned District Delegate Judge, at Barrackpore has made a full and true inventory of the said property and exhibited the same before the learned court on 10/12/2015.

AND WHEREAS thus, the said i) Sri Swapan Kumar Chowdhury, ii) Sri Tapan Kumar Chowdhury, iii) Sri Arun Kumar Chowdhury, iv) Sri Tarun Kumar Chowdhury, v) Sri Anup Kumar Chowdhury, being the sons of Late Asha Lata Chowdhury each have become the owner of undivided and undemarcated $1/6^{\text{th}}$ share i.e. 01 (one) cottah 04 (Four) Chittaks (more or less) in each part and vi) Smt. Shila Chowdhury, vii) Sri Aninda Chowdhury, viii) Sri Sunanda Chowdhury, being the legal heiress and Heirs of Late Biman Chowdhury as well as being the Daughter-in-Law and Grand sons of Late Asha Lata Chowdhury each become the owner of undivided and undemarcated $1/18^{\text{th}}$ share i.e. 06(Six) Chittaks, 30(Thirty) Sq.Ft. (more or less) in each part out of the entire Landed property measuring about 7 (Seven) cottahs, 7(Seven) chittaks, 43(Forty Three) sq.ft. (more or less) and all seized and possessed the same free from all sorts of encumbrances.

(8)

AND WHEREAS the said Sri Swapan Kumar Chowdhury while has been enjoying the actual physical possession of his undivided share of the said landed property with his other co-sharer he gifted his undivided 1/6th share in favour of his Nephew (i.e. brother's son) namely Sri Aninda Chowdhury (Son of Late Biman Chowdhury) by executing a Registered Deed of Gift, being no. 152400447, which was executed and registered on 28.01.2016 at A.D.S.R.O. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Vol No. 1524-2016, noted within the pages from 12088 to 12109, being No. 152400447, for the year 2016.

Thus the said Sri Aninda Chowdhury became the lawful owner of undivided (1/6th Share from Sri Swapan Kumar Chowdhury + 1/18th share of his own) = total 4/18th share in respect of the total undivided landed property.

AND WHEREAS thereafter the said Sri Aninda Chowdhury and his beloved mother Smt. Shila Chowdhury jointly while have been enjoying the actual physical possession of the said undivided landed property with their other co-sharer the said Aninda Chowdhury gifted his undivided 1/18th share and Smt. Shila Chowdhury gifted his undivided 1/18th in favour of Sri Sunanda Chowdhury (Son of Late Biman Chowdhury) by executing a Registered Deed of Gift, being no. 152400448, which was executed and registered on 28.01.2016 at A.D.S.R.O. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Vol No. 1524-2016, noted within the pages from 12110 to 12134, being No. 152400448, for the year 2016.

Thus the said Sri Sunanda Chowdhury became the lawful owner of undivided (1/18th Share from Sri Aninda Chowdhury + 1/18th Share from Smt. Shila Chowdhury + 1/18th share of his own) = total undivided 1/6th share in respect of the total undivided landed property and the said Aninda Chowdhury have become the lawful owner of undivided 1/6th share in respect of the total undivided landed property.

(9)

AND WHEREAS in the manner aforesaid the owner no. 1 to 6 hereof namely **1. SRITAPAN KUMAR CHOWDHURY, 2. SRI ARUN KUMAR CHOWDHURY, 3. SRI TARUN KUMAR CHOWDHURY, 4. SRI ANUP KUMAR CHOWDHURY, 5. SRI ANINDA CHOWDHURY, 6. SRI SUNANDA CHOWDHURY,** have become the lawful joint owners of 7(Seven) cottahs 7(Seven) chittaks 43(Forty Three) sq.ft. of land and building and mutated their names in the assessment registrar of Local Panihati Municipality, bearing Holding no. 71, Patuatola Lane, under Ward no. 2 and enjoying as well as possessing the same peacefully, quietly and without any interruption of others which is free from all sorts of encumbrances.

AND WHEREAS the owners hereof jointly with a view to fulfil the desire by making construction of a Multi Storeyed Building (G+4) over the plot of land measuring an area 6(Six) cottahs 6(Six) chittaks 13(Thirteen) sq.ft. being sub-plot no. "A" out of the total landed property 7(Seven) cottahs 7(Seven) chittaks 43(Forty Three) sq.ft. mentioned in the Schedule hereunder written by amalgamating their plot of land with the other contiguous plots, the Land Owners of the First Part approached the Developer Firm 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.

Be it mentioned here that the rest of the landed property of the owners measuring an area 1(One) cottah 1(One) chittak 30(Thirty) sq.ft. of land bearing Sub-Plot no. B, shall be used as Kali Mandir by the land owners as their joint property.

AND WHEREAS the owners herein hereby agree to authorise the Developer to construct the multistoried (G+4)


Atulendra Boudhupadhyay

Contd...10

(10)

building in respect of their landed property in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE-I

DEFINITION

1. OWNERS:

1. **SRI TAPAN KUMAR CHOWDHURY,**
2. **SRI ARUN KUMAR CHOWDHURY,**
3. **SRI TARUN KUMAR CHOWDHURY,**
4. **SRI ANUP KUMAR CHOWDHURY,**
5. **SRI ANINDA CHOWDHURY,**
6. **SRI SUNANDA CHOWDHURY**

2. DEVELOPER :

"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, 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,


Anindendu Basu

Contd...11

(11)

(3) SRI SUBHANKAR BISWAS, S/o. Sri Madhab Chandra Biswas, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at DIPSIKHA APARTMENT, Second Floor, Flat No. B, Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

3. LAND : The land described in the schedule hereunder written.

4. BUILDING : Means five (G+4) storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owners at the cost of the developer.

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.


6. BUILDING PLAN : Plan to be sanctioned by the Panihati Municipality.

7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multi storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

8. TRANSFeree : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

9. TIME : Shall mean the construction to be completed within **30 (Thirty) months** from the date of sanction plan and/or handover the peaceful vacant possession of the subject landed property whichever is later.

10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.


Atkanta Banerjee
Atkanta

Contd., 12

(12)

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of Conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III

LAND OWNERS REPRESENTATION

(a) The Land owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

(b) None other than the Land owners have any claim, right, title and/ or demand over and in respect of the said premises and/or any portion thereof.

(c) That the said property is free from all encumbrances, charges, liens, lispendence, attachments, acquisition, requisition whatsoever or howsoever.


(d) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.

(e) That the said property is not subject to any suit or legal proceeding in any court of law.

ARTICLE-IV

LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to


Aishwarya Banerjee

Aishwarya

Contd...13

(13)

ALL THAT the said premises free from all encumbrances, charges, liens, lispendence, trusts, requisition or acquisition what-so-ever nature and have a valid marketable title on the said premises.

(ii) The Land owners has absolute right and authority to develop the said plot of land.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

(i) The existing building will be demolished by the developers at their own cost and they would get all the articles/debris and the sale proceed of the same the landowners shall have no right over the same.

(ii) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

(iii) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.

(iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell the flats of the proposed building/buildings which completely includes as Developer's areas/ allocation in the proposed building at the said premises and/or of all or any portion/portions thereof, which will

(15)

or handover the peaceful vacant possession of the subject landed property whichever is later. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of **30 (Thirty) months** from the date of sanction plan and/or handover the peaceful vacant possession of the subject landed property whichever is later barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owners by payment of money towards damages, and such compensation to be ascertain by the mutual discussion of both the parties hereof.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.

(x) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(xi) The grade of concrete to be used will conform to ISI-M20.

ARTICLE-VI

CONSIDERATION

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners conjointly shall be entitled to get the 40% (forty) percent constructed covered area/sanction area of the new proposed building by using its land in commercial purpose and such area shall be allotted in each floor of the new building and distributed in front and back side of the proposed building in the following manner:-

1. The owner no. 1 hereof namely SRI TAPAN KUMAR CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 2B** located on the **2nd floor, (South-East Facing)**, having constructed covered area of **1152 Sq.ft.** more or less and a **covered garrage, being**

(16)

Garrage no. 4, having covered area of **175 sq.ft.** more or less on the **ground floor (South facing)** into and out of the proposed multistoried building and the Owner no. 1 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 the Developer Firm has already paid the said amount to the owner no. 1 on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer

2. The owner no. 2 hereof namely **SRI ARUN KUMAR CHOWDHURY** is entitled to get a self contained residential flat being **Flat no. 3A**, located on the **3rd floor, (North-East Facing)**, having constructed covered area of **758 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 2 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 the Developer Firm has already paid the said amount to the owner no. 2 on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer.


3. The owner no. 3 hereof namely **SRI TARUN KUMAR CHOWDHURY** is entitled to get a self contained residential flat being **Flat no. 3F**, located on the **3rd floor, (South-West Facing)**, having constructed covered area of **698 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 3 is also entitled to get a sum of **Rs. 4,00,000.00 (Rupees Four Lakhs)** only as **adjustable/ refundable** amount in his part in consideration of the Owner's allocation and out of which the Developer Firm has already paid a sum of **Rs. 30,000.00 (Rupees Thirty**

(17)

Thousand) only to the owner on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer and the Developer shall pay the balance amount of Rs. 3,70,000.00 (Rupees Three Lacs Seventy Thousand) only to the owner no. 3 on or before handing over the peaceful vacant possession of the owner's allocation of the proposed multistoried building.

4. The owner no.4 hereof namely SRI ANUP KUMAR CHOWDHURY, is entitled to get a self contained residential flat being **Flat no. 1B** located on the **1st floor, (South-East Facing)**, having constructed covered area of **1152 Sq.ft.** more or less and a **covered garrage, being Garrage no. 2**, having covered area of **210 sq.ft.** more or less on the **Ground floor (East facing)** into and out of the proposed multistoried building and the Owner no. 4 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 the Developer Firm has already paid the said amount to the owner no. 4 on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer.

5. The owner no. 5 hereof namely SRI ANINDA CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 2A**, located on the **2nd floor, (North-East Facing)**, having constructed covered area of **758 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 5 is also entitled to get a sum of **Rs. 4,00,000.00 (Rupees Four Lakhs)** only as **adjustable/refundable** amount in his part in consideration of the Owner's allocation and out of which the Developer Firm has already paid a sum of **Rs. 25,000.00 (Rupees Twenty Five**


Alokendra Choudhury

2/25/2016

Contd...18

(18)

Thousand) only to the owner on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer and the Developer shall pay the balance amount of Rs. 3,75,000.00 (Rupees Three Lacs Seventy Five Thousand) only to the owner no. 5 on or before handing over the peaceful vacant possession of the owner's allocation of the proposed multistoried building.

6. The owner no. 6 hereof namely SRI SUNANDA CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 3C**, located on the **3rd floor, (South Facing)**, having constructed covered area of **749 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 6 is also entitled to get a sum of **Rs. 4,00,000.00 (Rupees Four Lakhs)** only as **adjustable/refundable** amount in his part in consideration of the Owner's allocation and out of which the Developer Firm has already paid a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only to the owner on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer and the Developer shall pay the balance amount of Rs. 3,75,000.00 (Rupees Three Lacs Seventy Five Thousand) only to the owner no. 6 on or before handing over the peaceful vacant possession of the owner's allocation of the proposed multistoried building.

Covered area means : Constructed covered area of Unit + proportionate share of stair case & lobby.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation Flats & Garages as specified herein above and after calculation of owner's allocation area if it is found that the owners will get more than the allocated area as per the ratio of **40%** of the

(19)

sanctioned building plan area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 2000/- (Rupees Two Thousand) Only per Sq.ft. to the owners and such amount shall be paid by the Developer to the Owners at the time of handing over the peaceful possession of the flats and garages and vise-versa.

The land owners shall shift to a nearby place wherein and they will stay at the cost of the developer during the construction work and upon completion, the Owners shall shift back to their allocated portion.

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

ARTICLE-VII
PROCEDURE

1. The Land owners shall execute a General Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only.

During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.

(20)

2. The Land owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

3. The Land owners have already handover the physical possession of the land with existing structure to the developer and/or their representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

5. The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.

ARTICLE - VIII

CONSTRUCTION

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the

(21)

Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX

POSSESSION

Immediately on execution of these presents the owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owners and the Developer.

ARTICLE-X

BUILDING

- (a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **30 months** from the date of starting of construction works.
- (b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the WBSEDCL/C.E.S.C. and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/C.E.S.C. in the said Building.
- (c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the

(22)

owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

ARTICLE - XI

RATES AND TAXES

(i) The Developer hereby undertakes and agrees to pay the municipal tax, water and all other taxes as being paid by the Land owners under this agreement till the Development of the property from the date of taking over the possession.

(ii) On completion of the Building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.

ARTICLE-XII

SERVICE AND CHARGES

(a) On completion of the Building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.

(b) The Service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment for common use maintenance and general management of the building.

(23)

(c) The Developer in consultation with the Land owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties shall abide by all the rules and regulations of such management, administration maintenance and other schemes and as well Association of Land Owners of the respective flats as and when formed.

ARTICLE-XIII

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bidie skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.

(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE-XIV

LEGAL COMPLIANCE

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending purchasers or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE - XVI

OWNERS' INDEMNITY

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owners.

ARTICLE - XVII

TITLE DEEDS

The Land Owners shall keep ready all original documents and the title deed/deeds with them at the time of execution and registration of this Development Agreement and all original documents and title deeds will be handed over to the developer for verification by the loan granting authority for the intending purchaser or purchasers of the proposed building.

ARTICLE - XVIII

MISCELLANEOUS

(a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owners but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owners shall be deemed without prejudice to the owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(25)

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto do hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

ARTICLE-XIX

FORCE MAJEURE

1. Force Majeure is herein defined as:

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owners mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XX

JURISDICTION

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.



ARTICLE-XXI

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE-XXII

GENERAL CONDITIONS

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and Parcel of land measuring more or less **6cottahs 6chittaks 13sq.ft.** of land, bearing Sub-Plot no. A, classified as "**Bastu**" togetherwith a one storied residential structure standing thereon measuring more or less 1200 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.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihatī Municipality, being Municipal Holding No. 71, Patuatola Lane, under Ward no. 2 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 ✓

(27)

RED. The said plan will be treated as a part of this DEVELOPMENT AGREEMENT.

BUTTED AND BOUNDED

On the North : House of Binod Rudra Banik & Sub plot no. "B".
On the South : 6ft. Wide Patuatola Bye-Lane.
On the East : 20ft Wide Patuatola Lane & Sub plot no. "B".
On the West : House of Swapan Kumar Chowdhury.

SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

1. The owner no. 1 hereof namely SRI TAPAN KUMAR CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 2B** located on the **2nd floor, (South-East Facing)**, having constructed covered area of **1152 Sq.ft.** more or less and a **covered garrage, being Garrage no. 4**, having covered area of **175 sq.ft.** more or less on the **ground floor (South facing)** into and out of the proposed multistoried building and the Owner no. 1 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 the Developer Firm has already paid the said amount to the owner no. 1 on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer

2. The owner no. 2 hereof namely SRI ARUN KUMAR CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 3A**, located on the **3rd floor, (North-East Facing)**, having constructed covered area of **758 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 2 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


Swapan Kumar Chowdhury

Contd.....28

(28)

allocation and the Developer Firm has already paid the said amount to the owner no. 2 on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer.

3. The owner no. 3 hereof namely SRI TARUN KUMAR CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 3F**, located on the **3rd floor, (South-West Facing)**, having constructed covered area of **698 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 3 is also entitled to get a sum of **Rs. 4,00,000.00 (Rupees Four Lakhs)** only as **adjustable/ refundable** amount in his part in consideration of the Owner's allocation and out of which the Developer Firm has already paid a sum of **Rs. 30,000.00 (Rupees Thirty Thousand)** only to the owner on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer and the Developer shall pay the balance amount of **Rs. 3,70,000.00 (Rupees Three Lacs Seventy Thousand)** only to the owner no. 3 on or before handing over the peaceful vacant possession of the owner's allocation of the proposed multistoried building.

4. The owner no.4 hereof namely SRI ANUP KUMAR CHOWDHURY, is entitled to get a self contained residential flat being **Flat no. 1B** located on the **1st floor, (South-East Facing)**, having constructed covered area of **1152 Sq.ft.** more or less and a **covered garrage, being Garrage no. 2**, having covered area of **210 sq.ft.** more or less on the **Ground floor (East facing)** into and out of the proposed multistoried building and the Owner no. 4 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

(29)

Owner's allocation and the Developer Firm has already paid the said amount to the owner no. 4 on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer.

5. The owner no. 5 hereof namely SRI ANINDA CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 2A**, located on the **2nd floor, (North-East Facing)**, having constructed covered area of **758 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 5 is also entitled to get a sum of **Rs. 4,00,000.00 (Rupees Four Lakhs)** only as **adjustable/refundable** amount in his part in consideration of the Owner's allocation and out of which the Developer Firm has already paid a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only to the owner on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer and the Developer shall pay the balance amount of **Rs. 3,75,000.00 (Rupees Three Lacs Seventy Five Thousand)** only to the owner no. 5 on or before handing over the peaceful vacant possession of the owner's allocation of the proposed multistoried building.

6. The owner no. 6 hereof namely SRI SUNANDA CHOWDHURY is entitled to get a self contained residential flat being **Flat no. 3C**, located on the **3rd floor, (South Facing)**, having constructed covered area of **749 Sq.ft.** more or less into and out of the proposed multistoried building and the Owner no. 6 is also entitled to get a sum of **Rs. 4,00,000.00 (Rupees Four Lakhs)** only as **adjustable/refundable** amount in his part in consideration of the Owner's allocation and out of which the Developer Firm

(30)

has already paid a sum of **Rs. 25,000.00 (Rupees Twenty Five Thousand)** only to the owner on the date of Execution and Registration of this Development Agreement and the Owner after receiving such amount shall issue the proper money receipt in favour of the Developer and the Developer shall pay the balance amount of Rs. 3,75,000.00 (Rupees Three Lacs Seventy Five Thousand) only to the owner no. 6 on or before handing over the peaceful vacant possession of the owner's allocation of the proposed multistoried building.

Covered area means : Constructed covered area of Unit + proportionate share of stair case & lobby.

It is pertinent to mention here that after receiving and/or accepting the owner's allocation Flats & Garages as specified herein above and after calculation of owner's allocation area if it is found that the owners will get more than the allocated area as per the ratio of **40%** of the sanctioned building plan area in that event the Developer shall pay the money value for such excess area or Sq.ft. @ Rs. 2000/- (Rupees Two Thousand) Only per Sq.ft. to the owners and such amount shall be paid by the Developer to the Owners at the time of handing over the peaceful possession of the flats and garages and vice-versa.

The land owners shall shift to a nearby place wherein and they will stay at the cost of the developer during the construction work and upon completion, the Owners shall shift back to their allocated portion.

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

(31)

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 Owners' 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.

(32)

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.


Advocate Ramesh Chandra
Advocate

Contd.....33

(33)

IN WITNESSES WHEREOF, the Parties have hereunto put their respective signature on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

1. Ananmukh Patra
Gopal Sakti Rd.
Kot-115.

2. Ananmukh Patra
Maha Mandir
Sukchar. Kot-115

3. Arishek Poddar
Oriz Annagan
Kot-113

Munir M. COL
Anur Kum Choudhary

Taran K Choudhary
Anup K. Choudhary
Aninda Choudhary
Sumanta Choudhary

SIGNATURE OF THE LAND OWNERS

M/S PIONEER DEVELOPER

Dimu. near Dima
Anur Kumar Jais
Sushankar Biswas Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Alokendu Bandyopadhyay
Enl. No. 415-570/2004, Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul

(34)

Memo of Consideration

We, the land owners do hereby Received a sum of **Rs 1,55,000.00 (Rupees One Lakh Fifty Five Thousand)**

only from the within named Developer/s as part payment of owners allocation in the following memo:

1. By an a/c. payee cheque being no. 001535 dated 21.11.2016, issued from B.O.B. to Tapan Kumar Chowdhury Rs. 25,000.00
2. By an a/c. payee cheque being no. 001536 dated 21.11.2016, issued from B.O.B. to Arun Kumar Chowdhury Rs. 25,000.00
3. By an a/c. payee cheque being no. 001122 dated 07.03.2016, issued from B.O.B. to Tarun Kumar Chowdhury Rs. 30,000.00
4. By an a/c. payee cheque being no. 001537 dated 21.11.2016, issued from B.O.B. to Anup Kumar Chowdhury Rs. 25,000.00
5. By an a/c. payee cheque being no. 001538 dated 21.11.2016, issued from B.O.B. to Aninda Chowdhury Rs. 25,000.00
6. By an a/c. payee cheque being no. 001539 dated 21.11.2016, issued from B.O.B. to Sunanda Chowdhury Rs. 25,000.00

Rs. 1,55,000.00

In Word: Rupees One Lakh Fifty Five Thousand Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

Tapan Kumar Chowdhury
Arun Kumar Chowdhury
Tarun Kumar Chowdhury

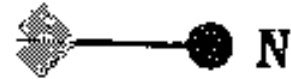
WITNESSES:

1. *Anant Mohan Patra*
Gopad Sakti Reli.
Kol-115
2. *Gopal An.*
Mabri Mandir
Suxehar. Kol-115
3. *Arishan Das*
Sri Ram Nagar
13/07/13

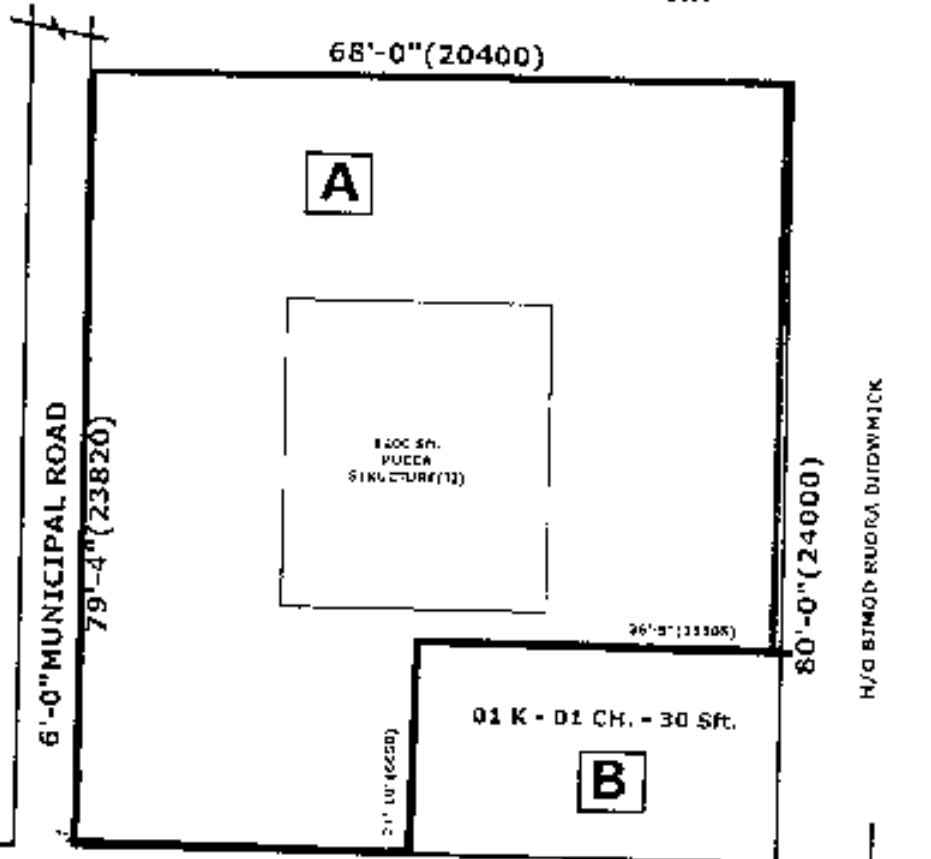
Anup Kumar Chowdhury
Sunanda Chowdhury
SIGNATURE OF THE LAND OWNERS

THE PLAN OF LAND AT MOUZA-SUKHCHAR, J.L.No-9, R.S. NO.-14, R.S. DAG No.-3214, S. KHATIAN No.- 401(old), 2142(new), UNDER PANIHATI MUNICIPALITY, HOLDING No-71 POTUATOLA LANE, WARD No.- 02, P.S.-KHARDAH, DIST.- NORTH 24 PARGANAS.

LAND MARK	LAND AREA	STRUCTURE	HOLDING	COLOR
A	00 K - 00 CH. - 12 SR.	1200 SFL	71, POTUATOLA LANE WARD No. 02	
B	01 K - 01 CH. - 30 SR.	KALI NANDR		



LAND OF SWAPAN KR. CHOWDHURY



M/S PIONEER DEVELOPER
 Binu Nath Das,
 Arun Kumar Jena,
 Subhankar Biswal
 Partner

SIGNATURE OF DEVELOPER

Swapn Kr. Chowdhury
 Arun Kr. Chowdhury
 Arun Kumar Das

Arundha Chowdhury
 Swarna Chowdhury
SIGNATURE OF OWNER

UNDER 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

UNDER 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

Subhankar Biswas
SIGNATURE OF THE PRESENTANT

2) Name : **SRI TAPAN 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

Tapan Kumar Chowdhury
SIGNATURE OF THE PRESENTANT

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

SRI ARUN KUMAR CHOWDHURY

(1) Name :



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Arun Kumar Chowdhury
SIGNATURE OF THE PRESENTANT

SRI TARUN KUMAR CHOWDHURY

(2) Name :

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

Tarun K Chowdhury
SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. - Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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

(1) Name : **SRI ANUP KUMAR CHOWDHURY**

Anup K. Chowdhury



LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



RIGHT HAND FINGER PRINTS

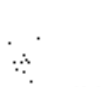
THUMB

FORE

MIDDLE

RING

LITTLE



Anup K. Chowdhury

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI ANINDA CHOWDHURY**

Aninda Chowdhury



LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



RIGHT HAND FINGER PRINTS

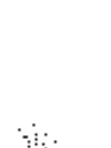
THUMB

FORE

MIDDLE

RING

LITTLE



Aninda Chowdhury

SIGNATURE OF THE PRESENTANT

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

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



SRI SUNANDA CHOWDHURY

Sunanda

(1) Name :

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.

SIGNATURE OF THE PRESENTANT

X

X
PHOTO PASTED

(2) Name :

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

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

SIGNATURE OF THE PRESENTANT

आयकर विभाग
INCOMETAX DEPARTMENT
PIONEER DEVELOPER



भारत सरकार
GOVT. OF INDIA



12/01/2011
PAN Number: AANFP6542R

11/03/00-0

M/S PIONEER DEVELOPER

Pioneer Development
Anu Kumar Jain
Subhanjan Biswas
Partner

इस कार्ड को आपकी आयकर प्रविष्टि करने के लिए
आयकर के सेवा केंद्र, एनएसडीयू
के पास भेजना होगा।
यदि आपका आयकर प्रविष्टि करने के लिए
सर्वे, पता - 411 045

If this card is lost / misplaced, lost card to forward
Please inform return to
Income Tax E-Filing Service Unit, NSDI,
3rd Floor, 2nd Cross, Chhatrapati,
Near New Taj Hotel, Sachin,
Bangalore, PIN - 560045

Tel: 91-80-2222 2222, 2222 2222, 2222 2222, 2222 2222
e-mail: nsdi@nsdi.gov.in

धर्म संका संका

PERMANENT ACCOUNT NUMBER

ACWPC0946K



धर्म नाम

TAPAN KUMAR CHOWDHURY

धर्म नाम (पत्नी का नाम)

SURESH CHANDRA CHOWDHURY

धर्म तिथि (जन्म तिथि)

19-02-1946

धर्म हस्ताक्षर

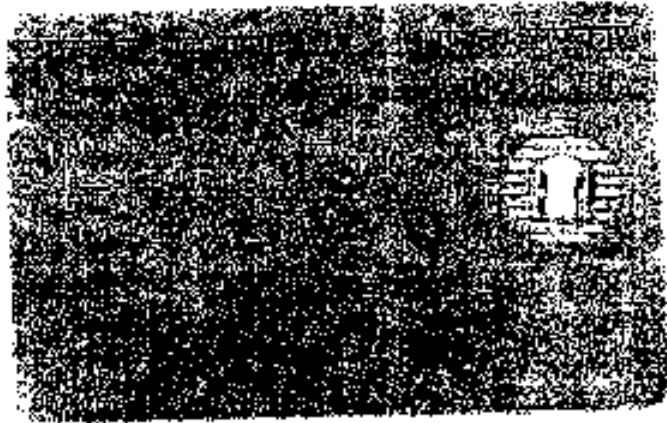
Tapan Kumar Chowdhury

धर्म नाम

धर्म नाम, प.स. 102




COMMISSIONER OF INCOME TAX, W.B. III

Tapan Kumar Chowdhury

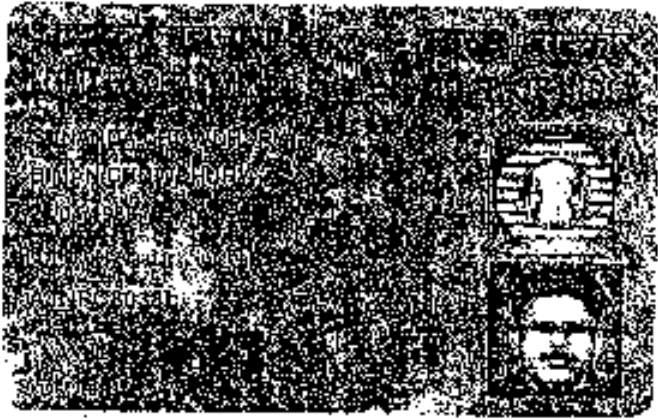


W. H. C.

John Lewis Chawley

	PERMANENT ACCOUNT NUMBER 20NFC0820H TAXPAYER'S NAME STURRUM, GUYARD & SONS LTD TRADING AT GATHERS HOUSE 100 BISHOPSCLOVE ROAD GUYARD, LEICESTERSHIRE LE12 6JG	
SIGNATURE <i>Andrew M. Clouston</i>	DATE OF BIRTH 26-04-1957	 ANDREW M. CLOUSTON COMMISSIONER OF INCOME TAX, W&A

Andrew M. Clouston



Walter
Francisco Chaves Salazar

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

GRN: 19-201617-003162242-1

Payment Mode Online Payment

GRN Date: 20/11/2016 22:19:58

Bank : AXIS Bank

BRN : 280331191

BRN Date: 20/11/2016 22:21:19

DEPOSITOR'S DETAILS

Id No. : 15240001542156/1/2016

(Query No / Query Year)

Name : ALOKENDU BANDYOPADHYAY
Contact No. : Mobile No. : -91 9674925574
E-mail :
Address : 78, 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 AC Description	Head of AC	Amount
1	15240001542156/1/2016	Property Registration- Registration Fees	0030-05-104-001-16	1715
2	15240001542156/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	5021

Total 6736

In Words : Rupees Six thousand Seven Hundred Thirty Six only

Major Information of the Deed

Deed No.	1-1524-06066/2016	Date of Registration	11/21/2016 12:20:54 PM
Query No./Year	1524-0001542156/2016	Office where deeds registered	
Query Date	20/11/2016 1:30:21 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alckerdu Banoyopachyay Barrackpore Court.Thana : Barrackpore, District : North 24-Parganas, WFST BENGAL, PIN - 700120, Mobile No. : 9830075674, Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,55,000/-]		
Set Forth value	Market Value		
Rs. 55,00,000/-	Rs. 73,52,017/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 10,321/- (Article 48(g))	Rs. 1,715/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assurance slip. (Urban area)		

Land Details :

District: North 24-Parganas, P. St:- Kharakaha, Municipality PANIHATI, Road: Paluatala Lane, Mouza: Sukhochar Ward No: 2, Holding No: 71

Sch. No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3214	RS-2142	Bastu	Bastu	6 Kanna 6 Chatak 13 Sq Ft.	50,00,000/-	73,52,017/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
Grand Total :					10.5485Dec	50,00,000 /-	73,52,017 /-	

Structure Details :



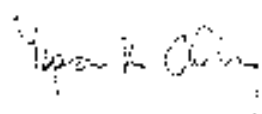





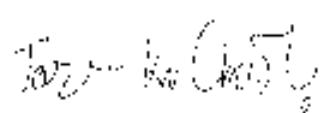


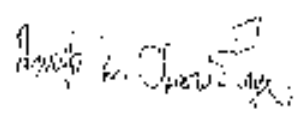
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	5,00,000/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	5,00,000 /-	9,00,000 /-	

28/11/2016 Query No - 15240001542156 / 2016, Document is digitally signed.

Page 53 of 59





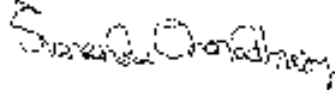
Land Lord Details :

Sl No.	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger print Signature
1	<p>Mr TAPAN 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>21/11/2016 LT 21/11/2016</p> <p>30, Patuatala 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. ACWPC0946K, Status :Individual</p>
2	<p>Mr ARUN 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>21/11/2016 LT 21/11/2016</p> <p>30, Patuatala Lane, 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, PAN No. AJNPCR130B, Status :Individual</p>
3	<p>Mr TARUN 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>21/11/2016 LT 21/11/2016</p> <p>30, Patuatala 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, Form 60/61 supplied, Status :Individual</p>
4	<p>Mr ANUP 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>21/11/2016 LT 21/11/2016</p>

30, Patuatala Lane, 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, PAN No. ACNPC6820H, Status :Individual

Name	Photo	Finger print	Signature
Mr Aninda Chowdhury Son of Late Biman Chowdhury Executed by: Self, Date of Execution: 21/11/2016 Admitted by: Self, Date of Admission: 21/11/2016, Place : Office			
21/11/2016	21/11/2016	21/11/2016	

30, Patuatala Lane,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AKMPC9034G, Status :Individual.



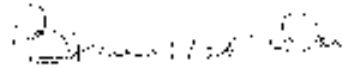


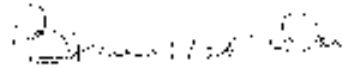


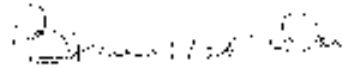
Name	Photo	Finger print	Signature
Mr SUNANDA CHOWDHURY Son of Late Biman Chowdhury Executed by: Self, Date of Execution: 21/11/2016 Admitted by: Self, Date of Admission: 21/11/2016, Place : Office			
21/11/2016	21/11/2016	21/11/2016	



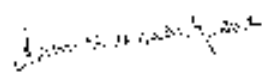
30, Patuatala Lane,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24 Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJNPC8038L, Status :Individual



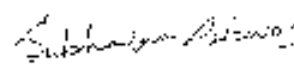
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S. PIONEER DEVELOPER 48/A, Patuatala 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

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> Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 21/11/2016, , Acmitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Nov 21 2016 4:00PM</td> <td>Nov 21 2016 2:25PM</td> <td>Nov 21 2016 2:25PM</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 21/11/2016, , Acmitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office				Nov 21 2016 4:00PM	Nov 21 2016 2:25PM	Nov 21 2016 2:25PM	
Name	Photo	Finger Print	Signature										
Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 21/11/2016, , Acmitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office													
Nov 21 2016 4:00PM	Nov 21 2016 2:25PM	Nov 21 2016 2:25PM											
	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, Occupation: Business, Citizen of: India, Status :Representative, Representative of : M/S. PIONEER DEVELOPER (as Partner)												

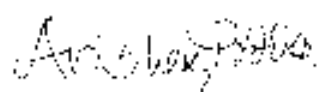
Name	Photo	Finger Print	Signature
2 Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 21/11/2016, Admitted by: Self, Date of Admission: Nov 21 2016, Place of Admission of Execution: Office	 Nov 21 2016 7:24PM	 LTI Nov 21 2016 2:24PM	 Nov 21 2016 1:24PM
N.S.D. Ghat Road, P.O:- Sukchar P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, P.N - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. PIONEER DEVELOPER (as Partner)			

Name	Photo	Finger Print	Signature
3 Mr 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	 Nov 21 2016 2:25PM	 LTI Nov 21 2016 2:25PM	 Nov 21 2016 7:26PM
2no. Subnash Nagar, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, P.N - 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. Basudeb Podder
 Brikar Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati District:-North 24-Parganas, West Bengal, India, PIN - 700115, Identifier Of Mr TARUN KUMAR CHOWDHURY, Mr ANUP KUMAR CHOWDHURY, Mr ARUN KUMAR CHOWDHURY, Mr SUNANDA CHOWDHURY, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS
 Chowdhury, Mr SUNANDA CHOWDHURY, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS
 21/11/2016



26/11/2016 Query No:-1524000*542156 / 2016 Deed No :- 152408066 / 2016, Document is digitally signed.



Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr TAPAN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-1.75809 Dec
2	Mr ARUN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-1.75809 Dec
3	Mr TARUN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-1.75809 Dec
4	Mr ANUP KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-1.75809 Dec
5	Mr Aninda Chowdhury	M/S. PIONEER DEVELOPER-1.75809 Dec
6	Mr SUNANDA CHOWDHURY	M/S. PIONEER DEVELOPER-1.75809 Dec

Transfer of property for St		
Sl.No	From	To, with area (Name-Area)
1	Mr TAPAN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-200 Sq Ft
2	Mr ARUN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-200 Sq Ft
3	Mr TARUN KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-200 Sq Ft
4	Mr ANUP KUMAR CHOWDHURY	M/S. PIONEER DEVELOPER-200 Sq Ft
5	Mr Aninda Chowdhury	M/S. PIONEER DEVELOPER-200 Sq Ft
6	Mr SUNANDA CHOWDHURY	M/S. PIONEER DEVELOPER-200 Sq Ft

Endorsement For Deed Number : F- 152406066 / 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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:12 hrs on 21-11-2016, at the Office of the A.D.S.R. SOSEPUR by Mr. Aninda Chowdhury, one of the Executants

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. 82,017/-



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

Execution is admitted on 21/11/2016 by 1. Mr TAPAN KUMAR CHOWDHURY, Son of Late Suresh Chandra Chowdhury, 30, Patuata's Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person, 2. Mr ARUN KUMAR CHOWDHURY, Son of Late Suresh Chandra Chowdhury, 30, Patuata's Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 3. Mr TARU KUMAR CHOWDHURY, Son of Late Suresh Chandra Chowdhury, 30, Patuata's Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person, 4. Mr ANUP KUMAR CHOWDHURY, Son of Late Suresh Chandra Chowdhury, 30, Patuata's Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 5. Mr Aninda Chowdhury, Son of Late Biman Chowdhury, Patuata's Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Service, 6. Mr SUNANDA CHOWDHURY, Son of Late Biman Chowdhury, 30, Patuata's Lane, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

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 SUBHANKAR B'SWAS Partner, M/S. PIONEER DEVELOPER, 40/A, Patuata's 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 BISWANATH DAS, Partner, M/S. PIONEER DEVELOPER, 40/A, Patuata's 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 ARUN KUMAR JANA, Partner, M/S. PIONEER DEVELOPER, 48/A, Patuata's 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 1,715/- (B = Rs 1,694/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,715/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2016 10:21PM with Govt. Ref. No. 192016170031622421 on 20-11-2016, Amount Rs: 1,715/-, Bank: AXIS Bank (UTI0000005), Ref. No. 280331191 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. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,021/-
Description of Stamp : Stamp: Type: Impressed, Serial no 8759, 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 10:21PM with Govt. Ref. No. 192016170031622421 on 20-11-2016, Amount Rs: 5,021/-, Bank: AXIS Bank (UTI0000005), Ref. No. 280331191 on 20-11-2016. Head of Account: 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2016, Page from 178804 to 178862

being No 152406066 for the year 2016.



Digitally signed by MAITREYEE GHOSH
Date: 2016.11.28 13:10:24 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 28/11/2016 13:10:23
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

26/11/2016 Query No:-15240001542156 / 2016 Deed No :- 152406066 / 2016. Document is digitally signed.

Page 69 of 69

