5830 I-05576/2018

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL [redacted] AA 483280

[redacted] admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Sodepur, North 24 Parganas
14 SEP 2018

1/09/18

I-260546/18

I-260548/18

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that,

No. 3158. 100/-
Date 19.09.2018
Sd/o Golak Das
Address Barabhari Tarafdar Rd.
Vendor P.S. Khardah Sealdah
Sealdah Civil Court
(ALOKE MUKHERJEE)

ADDITIONAL PRINCIPAL DOCUMENT ASSISTANT
SEALDAH
27 SEP 2018

Sandip Das
S/o Sri Dilip Das
R.K. Pally, Panihati,
P.S.- Khardah, Kol-114,
Occu- Business.

1) SRI ARUN KUMAR BANERJEE Son of Late Madhu Sudan Banerjee, by Religion – Hindu, by Occupation – Retired person, Residing at , Khardah Co- Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118 , presently residing at 15/1A/1, Ballyguange Station Road, Flat no. – 1A, Kolkata – 700 019, Pan no. – ADSPB8733C, Mob no.- 7595068850.

2) SRI TAPAN KUMAR BANERJEE , Son of Late Madhu Sudan Banerjee, by Religion – Hindu, by Occupation – Retired person, Residing at , Khardah Co- Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118 , presently residing at Block – F-6, Flat no. – 103, Peerless Nagar, Sodepur P.S. - Khardah, Kolkata – 700 114, Pan no. – ABGPB5800L , Mob no.- 9874856233.

3A) SMT. RINKU BANERJEE Widow of Late Swapan Kumar Banerjee, by Religion – Hindu, by Occupation - House Wife, Pan no. – AXUPB6222E, Mob no.- 9903822159.

3B) SAYANTANI BANERJEE , Daughter of Late Swapan Kumar Banerjee, by Religion – Hindu, by Occupation - Service. Pan no. – BWAPB4374H , Mob no. – 9073348593.

3C) SANCHARINI BANERJEE , Daughter of Late Swapan Kumar Banerjee, by Religion – Hindu, by Occupation - Service , 3A to 3C are jointly residing at Khardah Co- Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118, Pan no. – BWAPB4372B , Mob no.- 9836802181.

4) SMT. SANDHYA BANERJEE Daughter of Late Madhu Sudan Banerjee, by Religion – Hindu, by Occupation – Retired, Residing at , Khardah Co-Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118 , Pan no. – DZCPB0971B , Mob no - 033-2568 2188 AND

5) SMT. SIPRA CHATTOPADHYAY , Wife of Mr. Biswanath Chattopadhyay, by Religion – Hindu, by Occupation – House Wife, Residing at 'Madhumita Apartment', 33, B.T. Road, P.O. – Khardah, Police Station – Khardah, Kolkata – 700 117 , Pan no. – AJAPC3147P , Mob. No. – 9830781267.

Hereinafter jointly called and referred to as the LANDOWNER / EXECUTANT

.....SEND GREETINGS

Additional District Sub-Registrar
Sodepur, North 24-Parganas

14 SEP 2018

A. We are the Joint Owner in respect of ALL THAT piece and parcel of land land measuring more or less 05 Cotthas 11 Chitsaks Togetherwith old delapidated Pucca structure measuring more or less 700 Square feet lying and situated at Holding no. – 83/64 , Co – Operative Colony, P.O. – Rahara , under Ward no. – 09 , L.R. Dag no. - 560 & 564 , under Khatian nos. – 163 , appertaining to Mouza – Kerulia , J.L. no. – 05 , Police Statioin – Khardah, District North – 24 Parganas , Kolkata – 700 118, within the Office of A.D.S.R., which is more clearly stated and described in the Schedule herein below and hereinafter called and referred to as "Said Premises"

B. By a registered Development Agreement on 24.05.2018 , registered in the Office of A.D.S.R. at Sodepur being no. I-152405569 for the year 2018 made between us therein referred to as the Landowners of the One Part and "Pioneer Associates" Pan no. – AAMFP7725R a Partnership Firm, having its Office at Khardah, 12A/1/35 , Khardah Station Road , P.O. + P.S. – Khardah, Dist.- North 24 Parganas, Kolkata – 700 117, therein referred to as the Developer of the Other Part represented by its Partners namely 1) Sri Kanti Ranjan Das , Pan no. – ADSPD7299P, Son of Late Nalini Kanta Das , by Religion – Hindu , by Occupation – Business , residing at 1 no. Suryasen Nagar, P.O. & P.S. – Khardah , Dist. - North 24 Parganas , Kolkata – 700 117 and 2) Sri Gopal Das , Pan no. - AGAPD0725H, Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business , residing at "KIRONALAY", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas , Kolkata – 700 115 to develop our Said Premises on the terms and conditions therein mentioned (hereinafter referred to as the "said Development Agreement") and we agreed to grant power of attorney in favour of the said Developer.

C. In terms of the said Development Agreement, We are desirous of appointing "Pioneer Associates" to be our true and lawful attorney in our place and stead to do, perform, sell and execute all or any acts, deeds and things relating to or concern with the Said Premises on the terms and conditions hereinafter mentioned.

Arun Kumar Banerjee

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That We 1) Sri Arun Kumar Banerjee , 2) Sri Tapan Kumar Banerjee , 3A) Smt. Rinku Banerjee , 3B) Sayantani Banerjee, 3C) Sancharini Banerjee , 4) Sandhya Banerjee & 5) Smt. Sipra Chattopadhyay the joint Owners herein , doth hereby nominate, constitute and appoint the said " *Pioneer Associates*", to be our true and lawful Attorney, in our names and/or on our behalf to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

1. To maintain, manage and administer the Said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.

2. To enter into and defend the possession of the Said Premises and every part thereof.

3. To sign and submit all papers, applications and documents for mutation, conversion if necessary, and record the same in all public records and with all authorities B.L. & L.R.O, including the Khardah Municipality, in respect of the Said Premises and to deal with such authority and authorities in any manner to have such mutation and conversion effected.

4. To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plan or plans and appear before the Khardah Municipality and other authorities and Government Department and/or Officers for sanction of the said plan and all amendments thereof.

5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all necessary authorities, including Municipalities , Fire Brigade and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

14 SEP 2018

6. To borrow money to create charge, mortgage, mortgage by deposit of Title Deed or Deeds of the individual Unit / Flat / Shops / Garage / all other Utility constructed portion or any part of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as our Attorney shall think fit and proper for construction of buildings and structures on the Said Premises in terms of the said Development Agreement save & except the mortgaging the allocation of the Owners' Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering our interest, title whatsoever in the said project.

7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipalities and or other authorities.

8. To negotiate for sale and/or transfer of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Premises from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.

9. To execute Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/documents relating to transfer of the Said Premises with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same.

10. To appear before any Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with

Additional District Sub-Registrar
Barasat, North 24-Parganas

14 SEP 2018

the transfer of the Said Premises with Buildings and structures signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.

11. To appear before Notary Public, District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.

12. To appoint any solicitor, advocate, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Premises.

13. To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings, including arbitration proceedings and to demand, touching any of the matters aforesaid and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.

14. To accept notice and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.

15. To receive and pay and/or deposit all moneys, including Court fees and receive, refunds and to receive and grant valid receipts and discharges in respect thereof.

16. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Premises as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.

Medanrai Diruan Sukhbaidyan
Bodepur Nalir Jolhorzolag

14 SEP 2018

17. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.

18. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the said Premises as mentioned in the schedule.

19. To advertise in different news papers and display hoarding in different places, engage agency for selling of the Said development on the said Premises and whatever structures facilities as my said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Premises by virtue of the power or authority hereunder conferred upon.

THE SCHEDULE ABOVE REFERRED TO: (SAID PREMISES)

ALL THAT PIECE AND PARCEL of land land measuring more or less 05 Cotthas 11 Chittaks Togetherwith old delapidated Pucca structure measuring more or less 700 Square feet lying and situated at Holding no. – 83/64 , Co – Operative Colony, P.O. – Rahara , under Ward no. – 09 , L.R. Dag no. - 560 & 564 , under Khatian nos. – 163 , appertaining to Mouza – Kerulia , J.L. no. – 05 , Police Statioin – Khardah, District North – 24 Parganas , Kolkata – 700 118, within the Office of A.D.S.R. butted and bounded as follows :-

On the North : Park under the name of the Society
On the South : 14ft wide Society Road
On the East : 16ft wide Society Road
On the West : Plot no. - 72

Additional District Sub-Registrar
Sodepur, North 24 Parganas

14 SEP 2018

IN WITNESS WHEREOF these presents have been signed by us on this 24th day of September Two Thousand and Eighteen

Signed and delivered by the
Owners 1) Sri Arun Kumar Banerjee,
2) Sri Tapan Kumar Banerjee,
3A) Smt. Rinku Banerjee,
3B) Sayantani Banerjee,
3C) Sancharini Banerjee,
4) Sandhya Banerjee &
5) Smt. Sipra Chattopadhyay.
At Kolkata
In the presence of:

1. Arun Kumar Banerjee
2. Tapan Kumar Banerjee
3A Rinku Banerjee
3B Sayantani Banerjee
3C Sancharini Banerjee
4. Sandhya Banerjee.
5. Sipra Chattopadhyay.

We on behalf of the Developer concern accept the above all Power:

Signed and delivered by the
Developer Pioneer Associates
By their Partners
At Kolkata
In the presence of:

PIONEER ASSOCIATES
1. Partner
2.

1.
Madhusilam Apt. Khanderi
33. G. T. Road. Kolkata-700117
2. Manoj Pali
BALLY, KOL-117, 3. Sandip Das
R.K. Road, Howrah

Drafted by

Tapas Chanda
Advocate
Sealdah Civil Court, Kolkata
Enrolment no. – WB/731/1992

Additional District Sub-Registrar
Sodepur, North 24-Parganas

14 SEP 2018

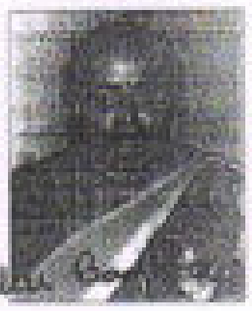
SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Arun Kumar Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Arpan Kumar Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Rinku Banerjee

Additional District Sub-Registrar
Sodepur, North 24-Parganas
14 SEP 2018

SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Sayantani Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Sanchari Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sandhya Banerjee

Additional District Sub-Registrar
Sodepur, North 24-Parganas

04 SEP 2018

SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Sibani Chattopadhyay.

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Kanchan Ranjan Das.

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Additional District Sub-Registrar
Bongaon, North 24 Parganas

24 SEP 2018

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ARUN KUMAR BANERJEE

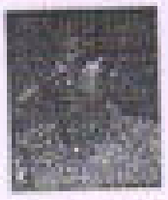
MADHU SUDAN BANERJEE

ADSPB8733C

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABGPB5800L



नाम /NAME

TAPAN KUMAR BANERJEE

पिता का नाम /FATHER'S NAME

MADHU SUDAN BANERJEE

जन्म तिथि /DATE OF BIRTH

12-06-1945

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पुणे

Commissioner of Income-tax I, Pune

J K Banerjee

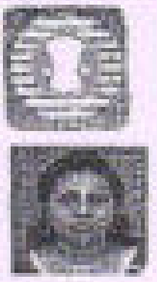
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAYANTAN BANERJEE
SWAPAN BANERJEE
28/06/1992

Permanent Account Number
BWAPB4374H

Signature



If found please return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

Rituka Banerjee

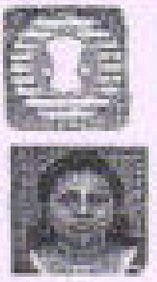
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAYANTAN BANERJEE
SWAPAN BANERJEE
28/06/1992

Permanent Account Number
BWAPB4374H

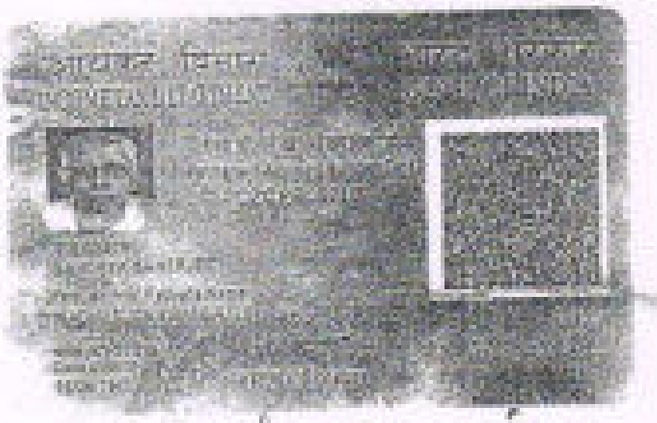
Signature



If found please return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

Rituka Banerjee

Sancharini Banerjee



Sandya Banerjee.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SIPRA CHATTOPADHYAY

MADHUSUDAN BANDYOPADHYAY

23/02/1964

Permanent Account Number

AJAPC3147P

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PIONEER ASSOCIATES

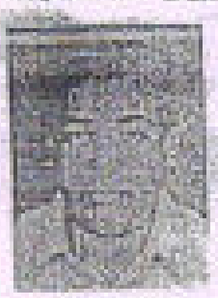
20/03/2010

Permanent Account Number

AAMFP7725R

স্থায়ী হিসাব সংখ্যা /PERMANENT ACCOUNT NUMBER

ADSPD7203P



নাম /NAME

KANTI RANJAN DAS

পিতা র নাম /FATHER'S NAME

KALINI KANTA DAS

জন্ম তারিখ /DATE OF BIRTH

12-02-1954

স্বাক্ষর /SIGNATURE

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number

AGAPD3733H

Signature

Major Information of the Deed

/No :	I-1524-05576/2018	Date of Registration	24/09/2018
ery No / Year	1524-1000260546/2018	Office where deed is registered	
uery Date	24/09/2018 12:24:23 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A K Banerjee Khardah, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7595066860, Status :Seller/Executant		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 4,00,000/-		Rs. 1,30,37,497/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 152406559/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Kerulya, Ward No: 9, Holding No:83/84

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	LR-660	LR-163	Bastu	Bastu	3 Katha 5 Chatak	1,00,000/-	72,87,498/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Kerulya, Ward No: 9, Holding No:83/84

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
L2	LR-664	LR-163	Bastu	Bastu	2 Katha 6 Chatak	1,00,000/-	52,24,999/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
	Grand Total :				9.3844Dec	2,00,000 /-	125,12,497 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	700 Sq Ft.	2,00,000/-	5,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	700 sq ft	2,00,000 /-	5,25,000/-	

, Details :

ame,Address,Photo,Finger print and Signature

	Name	Photo	Finger print	Signature
	Mr Arun Kumar Banerjee (Presentant) Son of Late Madhu Sudan Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			Arun Kumar Banerjee

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADSPB8733C, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018

, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Finger print	Signature
2	**Mr Tapan Kumar Banerjee** Son of Late Madhu Sudan Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			Tapan Kumar Banerjee

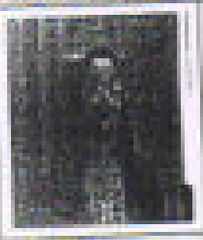
Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABGPB5800L, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018

, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Fingerprint	Signature
3	**Mrs Rinku Banerjee** Wife of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			Rinku Banerjee

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXUPB6222E, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018

, Admitted by: Self, Date of Admission: [illegible] Office

	Name	Photo	Finger Print	Signature
	Mrs Sayantani Banerjee Daugther of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			Sayantani Banerjee
		24/09/2018	LTI 24/09/2018	24/09/2018

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BWAPB4374H, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018
, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Finger Print	Signature
5	**Mrs Sancharini Banerjee** Daugther of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			Sancharini Banerjee
		24/09/2018	LTI 24/09/2018	24/09/2018

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BWAPB4372B, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018
, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Finger Print	Signature
6	**Mrs Sandhya Banerjee** Daugther of Late Madhu Sudan Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			Sandhya Banerjee
		24/09/2018	LTI 24/09/2018	24/09/2018

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DZCPB0971B, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018
, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Fringerprint	Signature
7	**Mrs Sipra Chattopadhyay** Wife of Mr Biswanath Chattopadhyay Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			Sipra Chattopadhyay
		24/09/2018	LTI 24/09/2018	24/09/2018

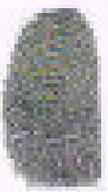
Major Information of the Deed :- I-1524-06578/2018-24/09/2018

adhumita Apartment , 33 B T Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJAPC3147P, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018
, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

Attorney Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 24/09/2018, , Admitted by: Self, Date of Admission: 24/09/2018, Place of Admission of Execution: Office			Kanti Ranjan Das 24/09/2018
	1 No Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)			
2	Name	Photo	Finger Print	Signature
	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 24/09/2018, , Admitted by: Self, Date of Admission: 24/09/2018, Place of Admission of Execution: Office			24/09/2018
	Sasadhar Taraifdar Road, P.O.- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partner)			

Identifier Details :

Name & address
Mr Sandip Das Son of Mr Dilip Das R K Pally, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Kanti Ranjan Banerjee, Mr Tapan Kumar Banerjee, Mrs Rinku Banerjee, Mrs Sayantani Banerjee, Mrs Sancharini Banerjee, Mrs Anjana Banerjee, Mrs Sipra Chattopadhyay, Mr Kanti Ranjan Das, Mr Gopal Das

Major Information of the Deed :- I-1504-05576/2018-24/09/2018

24/09/2018

Sandip Dat

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Banerjee	Pioneer Associates-0.780804 Dec
2	Mr Tapan Kumar Banerjee	Pioneer Associates-0.780804 Dec
3	Mrs Rinku Banerjee	Pioneer Associates-0.780804 Dec
4	Mrs Sayantani Banerjee	Pioneer Associates-0.780804 Dec
5	Mrs Sancharini Banerjee	Pioneer Associates-0.780804 Dec
6	Mrs Sandhya Banerjee	Pioneer Associates-0.780804 Dec
7	Mrs Sipra Chattopadhyay	Pioneer Associates-0.780804 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Banerjee	Pioneer Associates-0.559821 Dec
2	Mr Tapan Kumar Banerjee	Pioneer Associates-0.559821 Dec
3	Mrs Rinku Banerjee	Pioneer Associates-0.559821 Dec
4	Mrs Sayantani Banerjee	Pioneer Associates-0.559821 Dec
5	Mrs Sancharini Banerjee	Pioneer Associates-0.559821 Dec
6	Mrs Sandhya Banerjee	Pioneer Associates-0.559821 Dec
7	Mrs Sipra Chattopadhyay	Pioneer Associates-0.559821 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Banerjee	Pioneer Associates-100.00000000 Sq Ft
2	Mr Tapan Kumar Banerjee	Pioneer Associates-100.00000000 Sq Ft
3	Mrs Rinku Banerjee	Pioneer Associates-100.00000000 Sq Ft
4	Mrs Sayantani Banerjee	Pioneer Associates-100.00000000 Sq Ft
5	Mrs Sancharini Banerjee	Pioneer Associates-100.00000000 Sq Ft
6	Mrs Sandhya Banerjee	Pioneer Associates-100.00000000 Sq Ft
7	Mrs Sipra Chattopadhyay	Pioneer Associates-100.00000000 Sq Ft

/ Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Karuliya, Ward No: 9, Holding No:83/84

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 860(Corresponding RS Plot No:- 424), LR Khatian No:- 163	Owner:উপরালি বন্দ্যোপাধ্যায়, Gurdian:পুরন বন্দ্যোপাধ্যায়, Address:নিজ, Classification:বাস্তুজমিকৃষিজমি, Area:0.01000000 Acre,

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Karuliya, Ward No: 9, Holding No:83/84

Sch No	Plot & Khatian Number	Details Of Land
L2	LR Plot No:- 864(Corresponding RS Plot No:- 425), LR Khatian No:- 163	Owner:উপরালি বন্দ্যোপাধ্যায়, Gurdian:পুরন বন্দ্যোপাধ্যায়, Address:নিজ, Classification:বাস্তু, Area:0.06000000 Acre,

Endorsement For Deed Number : I - 152409576 / 2018

On 24/09/2018

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

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

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

Presented for registration at 13:42 hrs on 24-09-2018, at the Office of the A.D.S.R. SODEPUR by Mr Arun Kumar Banerjee , 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 1,30,37,497/-

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

Execution is admitted on 24/09/2018 by 1. Mr Arun Kumar Banerjee, Son of Late Madhu Sudan Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 2. Mr Tapan Kumar Banerjee, Son of Late Madhu Sudan Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 3. Mrs Rinku Banerjee, Wife of Late Swapan Kumar Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 4. Mrs Sayantani Banerjee, Daughter of Late Swapan Kumar Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 5. Mrs Sancharini Banerjee, Daughter of Late Swapan Kumar Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 6. Mrs Sandhya Banerjee, Daughter of Late Madhu Sudan Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 7. Mrs Sipra Chattopadhyay, Wife of Mr Bawaneth Chattopadhyay, Madhumita Apartment , 33 B T Road, P.O: Khardah, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession House wife

Identified by Mr Sandip Das, , , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 24-09-2018 by Mr Gopal Das, partner, Pioneer Associates, 12A/1/35 Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Sandip Das, , , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 24-09-2018 by Mr Kalo Ranjan Das, partner, Pioneer Associates, 12A/1/35 Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Major Information of the Deed : I-1524-05576/2018-24/09/2018

d by Mr Sandip Das, , , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

nent of Fees

rified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees id by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 3158, Amount: Rs.100/-, Date of Purchase: 19/09/2018, Vendor name: A Mukherjee

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

Major Information of the Deed :- I-1524-05576/2018-24/09/2018

cate of Registration under section 60 and Rule 69.

istered in Book - I

lume number 1524-2018, Page from 173081 to 173112

ing No 152405576 for the year 2018.

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

Digitally signed by BULTI RAJAK
Date: 2018.09.24 15:11:33 +05:30
Reason: Digital Signing of Deed.

(Bulti Rajak) 24-09-2018 15:10:43
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

3

5813

I-05559/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्গ पश्चिम बंगाल WEST BENGAL

129458

[redacted] is admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document are the part of this document.

Additional District Sub-Registrar Sodepur, North 24 Parganas

24 SEP 2018

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 24th day of September Two Thousand Eighteen 2018 in Christian Era By and Between

No. 3159. 5000/-
Date 19.09.2018
Sum Arun Kumar Banerjee & others
Address Khardah Co-operative Colony.
Vendor P.O. Ranaghat P.S. - Khardah Kol-118
Sealdah Civil Court
CRACKE NUMBER HERE

Additional District Sub-Registrar
Sodepur, North 24 Parganas

12 SEP 2018

Sandip Das
S/o Sri Dilip Das
R.K. Pally, Jamirati,
P.O. - Khardah, Kol-114,
Occu - Business.

1) SRI ARUN KUMAR BANERJEE, Son of Late Madhu Sudan Banerjee, by Religion – Hindu, by Occupation – Retired person, Residing at , Khardah Co- Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118 , presently residing at 15/1A/1, Ballyguange Station Road, Flat no. – 1A, Kolkata – 700 019, Pan no. – ADSPB8733C, Mob no.- 7595068850.

2) SRI TAPAN KUMAR BANERJEE , Son of Late Madhu Sudan Banerjee, by Religion – Hindu, by Occupation – Retired person, Residing at , Khardah Co- Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118 , presently residing at Block – F-6, Flat no. – 103, Peerless Nagar, Sodepur P.S. - Khardah, Kolkata – 700 114, Pan no. – ABGPBS800L , Mob no.- 9874856233.

3A) SMT. RINKU BANERJEE, Widow of Late Swapan Kumar Banerjee, by Religion – Hindu, by Occupation - House Wife, Pan no. – AXUPB6222E, Mob no.- 9903822159.

3B) SAYANTANI BANERJEE , Daughter of Late Swapan Kumar Banerjee, by Religion – Hindu, by Occupation - Service. Pan no. – BWAPB4374H , Mob no. – 9073348593.

3C) SANCHARINI BANERJEE , Daughter of Late Swapan Kumar Banerjee, by Religion – Hindu, by Occupation - Service , 3A to 3C are jointly residing at Khardah Co- Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118, Pan no. – BWAPB4372B , Mob no.- 9836802181.

4) SMT. SANDHYA BANERJEE, Daughter of Late Madhu Sudan Banerjee, by Religion – Hindu, by Occupation – Retired, Residing at , Khardah Co-Operative Colony, P.O. – Rahara, Police Station – Khardah,Kolkata – 700 118 , Pan no. – DZCPB0971B , Mob no - 033-2568 2188 AND

5) SMT. SIPRA CHATTOPADHYAY , Wife of Mr. Biswanath Chattopadhyay, by Religion – Hindu, by Occupation – House Wife, Residing at "Madhumita Apartment", 33, B.T. Road, P.O. – Khardah, Police Station – Khardah, Kolkata – 700 117 , Pan no. – AJAPC3147P , Mob. No. – 9830781267.

Hereinafter jointly called and referred to as the LANDOWNERS (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, "

Additional District Sub-Registrar
Sodepur, North 24 Parganas

executors, administrators, successors, legal representatives and or assigns etc) of the *First Party* AND

"PIONEER ASSOCIATES", Pan no.. – AAMFP7725R , a Partnership Firm, Registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 (Act IX of 1932) having its Office at Khardah, 12A/1/35 , Khardah Station Road , P.O. + P.S. – Khardah, Dist.- North 24 Parganas, Kolkata – 700 117, hereinafter called and referred to as the "DEVELOPER", represented by its partners namely 1) Sri Kanti Ranjan Das , Son of Late Nalini Kanta Das , by Religion – Hindu , by Occupation – Business , residing at 1 no. Suryasen Nagar, P.O. & P.S. – Khardah , Dist. - North 24 Parganas , Kolkata – 700 117 , Pan no. – ADSPD7299P , Mob no.- 9874666097 and 2) Sri Gopal Das , Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business , residing at "KIRONALAY", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas , Kolkata – 700 115, Pan no. - AGAPD0725H , Mob no. - 9123898230 (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, executors, administrators, successors – in office, legal representatives and or assigns etc.) , of the *Second Party*

WHEREAS:

4. Regarding absolute Ownership property of Usha Rani Banerjee (since deceased) , Correspondig Deed no.- 2594 of 1953.

Whereas by one Registered Perpetual Deed of Indenture executed on 23rd June 1953, between the Khardah Co – operative Colony Ltd , a Co-operative Society registered under the Bengal Co-operative Society Act XXI of 1940 , Office at Rahara, Police Station – Khardah, District – North 24 Parganas, Kolkata – 700 118, referred to as "Society" represented as First Party therein and Smt. Usha Rani Banerjee , wife of Madhu sudan Bannerjee , represented as Second therein , where the said Society" duly had transferred and assigned by the said Society" in favour of said Smt. Usha Rani Banerjee) a plot of land Marked as Plot no. - 73 , in the anexed plan therewith , containing an area more or less

Additional District Sub-Registrar
Gautam Buddha Nagar (U.P.)

21 SEP 2018

05 Cotthas 11 Chhitaks with well demarcated , lying and situates within the limit of Khardah Municipality , udner Police Station – Khardah, District North 24 Parganas, at Co- Operative Coloney , P.O. – Rahara , appeartaining to Mouza – Kenulia, J.L. no. – 5 , comprised and contained in R.S. Dag no. – 98 & 99 , R.S. Khatian no. – 64 , through a registered Perpetual Deed which was registered in the Office of S.R. at Barrackpore, recorded ito Book no. – I, Volume no. – 28, written in pages from 85 to 98 Being no. – 2594 , for year 1953.

5 Inherited the above property of Usha Rani Banerjee

Whereas said Usha Rani Banerjee died intestate on 08/05/1982 and her husband Madhu Sudan Banerjee predeceased her who died intestate on 26/12/1989, leaving behind them surviving their following sons and daughters .

1. Sri Arun Kumar Banerjee .... son
2. .Sri Tapan Kumar Banerjee .... son
3. Swapan Kumar Banerjee .... son , since deceased
4. Sandhya Banerjee , ... daughter
5. Smt. Sipra Chattopadhyay .... daughter

6. Joint Ownership of landed property in connection with Title Deed being no. - Deed no.- 2594 of 1953 after inherited.

Whereas by the manners aforesaid all the abovenamed legal heirs , heiresses and successors jointly inherited the Estate left by the deceased Usha Rani Banerjee and according to the Hindu Succession Act, they all became the joint Owners having each equal undivided 1/5th share of land Togetherwith proportionate share of pucca undivided structure.

7. After demise the abovenamed Swapan Kumar Banerjee

Whereas the abovenamed Swapan Kumar Banerjee thereafter died intestate on 01/04/2017 leaving behind him surviving his following legal heirs and successors..

Additional District Sub-Registrar
Barasat, North 24 Parganas

11 SEP 2018

1. Smt. Rinku Banerjee ..... wife

2 Sayantani Banerjee ..... daughter

3. Sancharini Banerjee ..... daughter

8. Joint Ownership of landed property in respect of undivided share of deceased Swapan Kumar Banerjee

That according to the Hindu Succession Act, all the legal heirs and successors of deceased Swapan Kumar Banerjee became the joint owners in respect of undivided share of Late Swapan Kumar Banerjee having each 1/15th share of land out of the total land in question and Togetherwith proportionate share of pucca undivided structure.

9. Total landed property measuring more or less 05 Cottahs 11 Chhitaks devoled upon the present Owners correspondig with Title Deed no. - 2594 for the year 1953

Whereas by the manners aforesaid 1) Sri Arun Kumar Banerjee , 2) Sri Tapan Kumar Banerjee , 3A) Smt. Rinku Banerjee . 3B) Sayantani Banerjee, 3C) Sancharini Banerjee , 4) Sandhya Banerjee & 5) Smt. Sipra Chattopadhyay became the joint Owners of the aforesaid inherited landed property and entitled to the joint Owners they all mutated their names with their landed property before the Khardah Municipality and recorded under Municipal Holding no. – 83/84 , Co – Operative Colony, under Ward no. – 09, all the Owners also recorded their names with their share of land in the L.R. Settlement Record with Dag no. - 560 & 564 , under Khatian nos. – 163 , appertaining to Mouza – Kenulia , Police Statioin – Khardah, District North – 24 Parganas ,

10. The Owners are now desirous to build up their own residential units upon the land measuring more or less 05 Coethas 11 Chhittaks, which is clearly stated and described in the First Schedule hereunder written below and for the sake of brevity herein after called and referred to as the "SAID PREMISES"

11. That due to paucity of time to deploy strictly for their own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owners have no alternative but to search for a good, reputable

development concern towards selection of a Joint Venture partner in regard to the development of their Said Premises.

12. That after several meetings and duly scrutinizing of the proposals and all other relevant aspects, the Owners of the Said Premises have considered the proposal of 'Pioneer Associates' , the Developer concern herein and are agreeable on such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owner and the Developer.

13. The Owner of this presents have arrived at an understanding with the Developer concern towards development of the captioned land as aforesaid by utilizing Developer Concern's expertise.

NOW THIS AGREEMENT WITHNESS and it is hereby agreed by and between the parties herein as follows:

1.1 OWNER Shall mean 1) Sri Arun Kumar Banerjee , 2) Sri Tapan Kumar Banerjee , 3A) Smt. Rinku Banerjee , 3B) Sayantani Banerjee, 3C) Sancharini Banerjee , 4) Sandhya Banerjee & 5) Smt. Sipra Chattopadhyay and their legal heirs and successors.

1.2 DEVELOPER Shall mean 'PIONEER ASSOCIATES', Pan no. – AAMFP7725R, a Partnership Firm, Registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 (Act IX of 1932) having its Office at Khardah, 12A/1/35 , Khardah Station Road, P.O. + P.S. – Khardah, Dist.- North 24 Parganas, Kolkata – 700 117, to represent the Firm until further information by the Firm.

1.3 PROJECT Shall mean a Project has been envisaged in consultation with the Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed use comprising of residential cum commercial . There shall be other infrastructures like Water Supply, along with the Security System, for Common area & Lift/s. (hereinafter referred to as the 'Said Project'). The preliminary scheme and planning of the Said Project may go through minor changes as per requirement of sanctioning

Nalanda District Administration
Bihar Sharif, Nalanda

24 SEP 2018

parameters of the appropriate Municipal Authority (hereinafter referred to as the "Khardah Municipality") and/or any other appropriate authorities, as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.

1.4 BUILDING Shall mean and include proposed multi storied building/s G+III to be constructed on the on the land measuring more or less 05 Cottahs 11 Chhitaks under Municipal Holding no. – 83/64 , Co – Operative Colony, under Ward no. – 09 , L.R. Dag no. - 560 & 564 , under Khatian nos. – 163 , appertaining to Mouza – Kenulia , Police Statioin – Khardah, District North – 24 Parganas , within the Office of A.D.S.R. at Sodepur for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities.

1.5 SALEABLE SPACE

Shall mean the space in the constructed building/s for independent use and occupation.

1.6 OWNERS' ALLOCATION (SHARE)

The Owners shall enitle to get 40% forty percent of constructed areas from the entire newly proposed building which will commence to construct and that constructed areas would be adjusted by the following manners:

FIRSTLY

i) One complete residential Flat, on the First Floor vide Flat No. – A, (North -East side) containing an area more or less 735 Sqft. constructed area (covered area + stair + corridor).

ii) One complete residential Flat, on the First Floor vide Flat No. – B, (South – East side) containing an area more or less 865 Sq. ft. constructed area (covered area + stair + corridor).

iii) One complete residential Flat, on the First Floor vide Flat No. – C, (South- West side) containing an area more or less 885 Sqft. constructed area (covered area + stair + corridor).

Additional District Sub-Registrar
Sodepur, North 24-Parganas

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iv) One complete residential Flat, on the First Floor vide Flat No. –D, (North-West side) containing an area more or less 525 Sq..ft. constructed area (covered area + stair + corridor).

v) One complete residential Flat on the Second Floor vide Flat No. –B, (South – East side) containing an area more or less 865 Sq..ft. constructed area (covered area + stair + corridor).

vi) One complete covered Garage vide no. – 1, measuring more or less 195 Sqfeet constructed area.

The Developer will pay consideration amount of Rs. 4,00,000/- (Rupees Four Lacs) only to the all Owners at the time of registration of these presents.

It is also agreed by and between the Parties hereto that in future if it will be found the total constructed area of the above Flats and Garage of the Owners is more than their allocation followed by 40% , then the Owners shall adjust such execess constructed area by making payment over such execess constructed area @ Rs. 2,600/- rupees two thousand six hundred only per sq. feet to the Developer similarly Developer also pay the consideration amount in the same rate to the Owners upon the remaining areas whatsoever shall due followed by 40% as Owners' Allocation after delivered the above Flats and Garage to the Owners.

vii) The above allocation/s (hereinafter referred to as the "Owner's Allocation") are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the Finished Project under the clause Owners' Allocation.

viii) On completion of the respective Flats and one Garage the Developer shall hand over the Owners' Allocation to the Owners together with the rights in common, the common facilities and amenities in the building with all easement right over the common open path and passages with the other occupier of the Building.

ix) The allocation of the Flats and Garage have done on the request of the Owner and they agreed the same in presence of the Developer's

Additional District Sub Registrar, Sadabad, District Hathras, Uttar Pradesh

Additional District Sub-Registrar
Sadabad, Hathras (U.P.)

authorized representative and the Owner hereby accepts the same without any dispute.

VIII) The specification of construction and finishing of the flats to be delivered free of cost by the Developer to the Owners will be as per Third Schedule hereunder written.

IX) The Development Agreement along with finalization of the Owners' Allocation in the Said Project has been based on the computation of a Project on the land area 05 Cotthas 11 Chhitaks more or less.

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

Besides the Owners Allocation as stated in clause 1.6 all the remaining balance constructed space/area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon sign of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising of the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deem fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

1.8 **BUILDING PLANS** Such plans will be prepared by the Developer Firm for construction of the multi storied building at the subject land including its modification, rectification and amendments, if any and to be submitted for sanction before the concerned Municipal authorities as the case may be.

1.9 **POWER TO SIGN PROPOSED SANCTION PLAN AND AMMENDMENTS THERETO**

The Owners do hereby authorize the Developer Firm to sign as their constituted attorney in the plan to be submitted before the concerned Municipality and in any amendment of such plan.

1.10 **COST OF THIS AGREEMENT**: The Developer shall bear the cost of Stamp Duty and Registration, any other legal fees and charges to be paid on this Agreement and the Power of Attorney.

1.11 **JURISDICTION**: Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction in North 24 Parganas only.

1.12 **NOTICE AND ADDRESS**: The address of the parties for the purpose of any correspondence shall be as stated above. Each party shall give notice under acknowledgement to the other of any change in address as soon as possible. All communications shall be sent by registered post with acknowledgement due or delivered personally with written acknowledgement and will be deemed to have been received by the addressee within three working days of dispatch.

1.13 **FORCE MAJEURE**:

The parties hereto shall not be considered to be liable for any obligation, hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions, i.e. flood, earthquake, riot, war, storm, tempest, civil, commotion, strikes etc.

ARTICLE – I– COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of its execution.

Additional District Sub Registrar, Sonbarsa, District Nawada

SEP 2023

ARTICLE – II –OWNERS RIGHT AND REPRESENTATIONS

2.1 The Owner indemnify that they are jointly seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

2.2 None other than the Owner have any right, title, interest, claim and/or demand over and in respect of the said property and/or any portion thereof.

2.3 The owner further indemnify that the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisitions whatsoever or howsoever.

ARTICLE – III – DEVELOPER'S RIGHTS

3.1 The Owner hereby grant exclusive right to the Developer to build upon and to exploit commercially the said property and construct thereon the said building in accordance with the building Plans to be duly sanctioned by the concerned Municipal authorities with or without any amendment and/or modification there to made or caused to be made by the Developer hereto.

3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building after adjusted Flats and Garage as per clause no. 1.6 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

3.3 The Developer shall have the authority to deal with the Developer Allocation/ properties in terms of the agreement to negotiate with any person or persons or enter into any contract of agreement or borrow money or taking any advance against the entire allocation or acquire right under this agreement.

3.4 That the Developer shall carry out the construction work at their own costs in a most skilful manner and shall remain fully liable for all its acts deeds and things whatsoever.

3.5 Booking from intending purchaser for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser will be signed in their own name on behalf of the owner as its Constituted Attorney.

Administrasi Distrik Sarmi
Jl. Sudirman, Kantor Distrik Sarmi

1 SEP 2018

3.6 On completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative and Power of Attorney holder of the Owner.

3.7 All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from owners allocation.

ARTICLE – IV – CONSIDERATION

4.1 In consideration of the Owners having agreed to grant the Developer Firm to construct, erect, build and complete the said multi storied building as per the sanctioned plan from the concerned Municipal authorities and handover the said Owners allocation after completion of the said multi storied building and the Developer has agreed to build the said multi storied building at their own cost and expense and the owner shall not be required to contribute towards the construction of the said multi storied building or otherwise subject to the provision that the owners shall not interfere during the development in any manner whatsoever.

ARTICLE –V – SPACE ALLOCATION

5.1 On completion of the new building according to the sanction building plan the developer shall be entitled to the entire portion of their allocation including the said common service areas and all sorts of easements rights and the proportionate share in the land and the developer shall have every liberty to commercially exploit the same.

5.2 Subject as aforesaid the common portion the open spaces of the said building/s shall jointly belong to the developer and its nominee or nominees and the Owners.

5.3 All the flats and other areas in the said multi storied building/s (hereinafter referred to as "the Developer's Allocations") shall belong to the Developer and the Developer shall be at liberty to sell transfer or deal with or dispose of the same in such manner and on such terms and conditions as the Developer may deem fit and proper.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

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ARTICLE – VI – BUILDING

6.1 The Developer shall at its costs construct, erect and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.

6.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

6.3 The Developer Firm shall be authorized in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.

6.4 The Developer Firm shall at their own cost and expenses and without creating any financial or other liability on the Owners, construct and complete the said building comprising of various flats and/or apartments therein in accordance with the sanction plan and any amendment thereto or modification thereof caused to be made by the Developer Firm.

6.5 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE – VII PRE COMENCEMENT AND CONSTRUCTION -COMPLETION

7.1 Pre- commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by Owner in favour of the Developer. All

Additional District Sub-Registrar
Gandhinagar, Kondapur, R.R. District

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expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.

7.2 From the date of commencement of work the Developer shall (subject to force majeure conditions) require 24 (twenty four) months to complete the Owners' Allocation and hand over the possession after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owner will not be deprived of their right to enjoy the common facilities without any inconveniences to be faced by them.

7.3 Once the sanction of the building plan is obtained from the appropriate authority, the Developer shall start construction activity immediately and the Owner will not raise any objection thereto as the time is the essence of the Said Project.

7.4 Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorneys shall arise from either side of Owner or the Developer and all conditions of this Agreement shall prevail.

ARTICLE – VIII – COMMON EXPENSES

8. The Owner shall pay and bear all property tax and other dues and outgoings in respect of the entire property accruing due till the date of handing over vacant possession by the Owners to the Developer Firm.

ARTICLE –IX – OWNERS' OBLIGATIONS

9.1 The Owner shall hand over the vacant possession of the entire said property to the Developer simultaneously with the execution of these presents for construction of the building/s on the said property in terms of this Agreement.

9.2 The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction and completion of the said building at the said property by the Developer.

Additional District Sub-Registrar
Sodepur, North 24 Parganas

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9.3 The Owner hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be restrained from selling, assigning and/or disposing of any of the Developer's allocation in the building at the said property.

9.4 The Owner shall authorize the Developer to mortgage the property for raising necessary funds/finance from the FIs' and/or Bank or Banks or Body-Corporate as and when it would be required, save & except mortgaging the owners share in the project & on the indemnification of the Owner that any liability on the aspects of financial nature shall be fully & satisfactorily borne by the said developer only without encumbering title, interest etc. of the owners share in the said project.

9.5 The Owner shall not let-out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

9.6 The Owner hereby agree and undertake that the owners shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming Parties so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer Company.

9.7 The Owner shall grant in favour of the Developer or its nominee or nominees, a Development Power of Attorney and such Development Power of Attorney shall remain irrevocable to enable the Developer towards implementing the envisaged development expeditiously.

9.8 The consideration amount of Rs. 4,00,000/- (Rupees four lacs) only which have received from the Developer in the manners as stated herein below shall always be adjusted from the Owners' 40% Constructed area at the time of handover the Owners' Allocation.

ARTICLE – X – DEVELOPERS' OBLIGATION

10.1 The Developer shall conceptualize planning, designing and implementing the project construction at the said property in accordance with the said sanction plan and the specification/s mentioned in the Schedule written hereunder and with standard materials with intent that the said building will be a decent residential building at its own costs.

10.2 The Developer hereby agrees and covenants with Owner to complete the construction of the said new buildings within 24 (twenty

Additional District Sub-Registrar
Sodepur, North 24-Parganas

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four] months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

10.3 The Developer shall arrange and or provide separate residential acceptable two 02 residential accommodation to the Owners and such accommodation shall be provided on a rental basis in the locality and the entire rent and all shiftting charges shall be borne by the developer Firm up-till handing over the Owners' allocation in the propcsed new building by the Developer Firm. And the entire sale proceeds of the building materials after demolished the existing building shall be conducted by the Developer.

ARTICLE –XI – DEVELOPER'S INDEMNITY

11. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE –XII– MISCELLANEOUS

12. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership.

First Schedule referred to as Said Premises

ALL THAT PIECE AND PARCEL of land measuring more or less 05 Cotthas 11 Chittaks Togetherwith old delapidated Pucca structure measuring more or less 700 Square feet lying and situated at Holding no. – 83/64 , Co – Operative Colony, P.O. – Rahara , under Ward no. – 09, L.R. Dag no. - 560 & 564 , under Khatian nos. – 163 , appertaining to Mouza – Kenulia , J.L. no. – 08 , Police Statioin – Khardah, District North – 24 Parganas , Kolkata – 700 118, within the Office of A.D.S.R. at Sodepur butted and bounded as follows :-

On the North : Park under the name of the Society

On the South : 14ft wide Society Road

On the East : 16ft wide Society Road

On the West: : Plot no. - 72

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Second Schedule (Owner's Allocation & Consideration)

Owners' Allocation (share)

The Owners shall entitle to get 40% forty percent of constructed areas from the entire newly proposed building which will commence to construct and that constructed areas would be adjusted by the following manners:

FIRSTLY

i) One complete residential Flat, on the First Floor vide Flat No. – A, (North -East side) containing an area more or less 735 Sqft. constructed area (covered area + stair + corridor).

ii) One complete residential Flat, on the First Floor vide Flat No. – B, (South – East side) containing an area more or less 865 Sq..ft. constructed area (covered area + stair + corridor).

iii) One complete residential Flat, on the First Floor vide Flat No. – C, (South- West side) containing an area more or less 885 Sqft. constructed area (covered area + stair + corridor).

iv) One complete residential Flat, on the First Floor vide Flat No. –D, (North-West side) containing an area more or less 525 Sq..ft. constructed area (covered area + stair + corridor).

v) One complete residential Flat on the Second Floor vide Flat No. –B, (South – East side) containing an area more or less 865 Sq..ft. constructed area (covered area + stair + corridor).

v) One complete covered Garage vide no. – 1, measuring more or less 195 Sqfeet constructed area (covered area + stair + corridor)..

The Developer will pay consideration amount of Rs. 4,00,000/- (Rupees Four Lacs) only to the all Owners at the time of registration of these presents.

It is also agreed by and between the Parties hereto that in future it will be found the total constructed area of the above Flats of the Owners is more than their allocation followed by 40% , then the Owners shall adjusted such excess constructed area by making payment over such excess constructed area @ Rs. 2,600/- rupees two thousand six hundred only per sq. feet to the Developer similarly Developer also pay the consideration amount in the same rate to the Owners upon the remaining areas

whatsoever shall due followed by 40% as Owners' Allocation after delivered the above Flats to the Owners.

vii) The above allocation/s [hereinafter referred to as the "Owner's Allocation"] are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the Finished Project under the clause Owners' Allocation.

viii) On completion of the respective Flats and one Garage the Developer shall hand over the Owners' Allocation to the Owners together with the rights in common, the common facilities and amenities in the building with all easement right over the common open path and passages with the other occupier of the Building.

ix) The allocation of the Flats and Garage have done on the request of the Owner and they agreed the same in presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute.

x) The specification of construction and finishing of the flats to be delivered free of cost by the Developer to the Owners will be as per Third Schedule hereunder written.

xi) The Development Agreement along with finalization of the Owners' Allocation in the Said Project has been based on the computation of a Project on the land area 05 Cotthas 11 Chhitaks more or less.

Third Schedule (Developer's Allocation)

Besides the Owner's Allocation as stated in clause 1.6 all the remaining balance constructed spaces / areas together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project.

Additional District Sub-Registrar
Noorpur, Jhajjar (Haryana)

1 SEP 2010

Fourth Schedule Specification of Building With Flats

Building and Wall	:-	RCC Super structure with Grade-1 quality materials. local brick field's bricks.
External wall		8" inch thickness brick wall , plaster with cement mortar.
Internal Wall		5" inch thickness and plaster with cement mortar for common wall .& inside partition wall 3"/5" inch thickness with cement mortar .
Flooring	:-	All floors finished with Floor Tiles 16" x 16", except Toilet and Kitchen
Toilet	:-	Bathroom fitted upto 6' height glazed tiles of standard brand . Toilet of Indian /commodes type , standard P.V.C . cistern . Floor finished with Floor Marble . All fittings are in standard type & one Hand shower.
Dinning	:	One wash hand basin is in dinning space of each Flat.
Kitchen	:-	Cooking Platform blackstone and Steel sink . 3' height glazed tiles standard above the platform, finished with Marble floor.
Doors	:-	All doors will be flash door, Bathroom P.V.C. and all frames Malayasia Sal wood (except Bathroom) .
Windows	:-	Aluminum sliding and /or openable window will be provided with black glass fitted.
Water Supply	:	According to the supply of Municipal water
Plumbing	:	Toilet conceal type with two bibcock , one shower , one point for flush tank , all fittings are standard quality
Varandah,	:-	Grill / brick will be provided upto 2'6" feet height
Electricity.	:-	Full concealed wiring.
		Bedroom – Two light point , One fan point, One 5 amp. Plug point, Toilet - One light.One exhaust fan point. One A/c point
		Living - Dinning - Two light points , two fan points . One Freeze point , One D.P. Main Switch Box and One 5 amp. Cum 15 Amps. plug, one point for calling Bell

Additional District Sub-Registrar
Sodepur, North 24-Parganas

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	Kitchen - One light , One exhaust fan, One 15 Amps. Plug point. Varandah - One light point , one point for water purifier . Toilet - One light point & one exhaust point
	One light point at main Entrance, one Geyser point on each toilet. Inside wall of the Flat will be finished with plaster of parish and external wall with super snowcem or equivalent.
Painting	All doors and windows frame and grill painted with two codes primer & painting finish .
Extra Work	Any work other than specified above would be extra work for which separate payment required to be paid by Owners accordingly.

Fifth Schedule above referred to
Common Areas and Facilities for the Flat

1. The foundation , columns, beams, supports , Path and Passages for free egress and ingress leading to the said Unit.
2. Water Pump its Motor, Water Tanks, Water Pipes and other Plumbing installations.
3. Over head & Underground Water Reservoir , Electric Meter room / space if any.
4. Drainage sewers and rain water pipes. Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipments installations, fixtures fittings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor roof, Lift.

Sixth Schedule above referred to Maintenance for the Flat Owners

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating and rebuilding, reconstructing, lighting the common portions and the common areas of the proposed building including the outer walls.
2. All charges, deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs and replacements of pumps , its motor , Lift and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift , e.tc.

19 4 SEP 2008

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Signed and delivered by the Owners 1) Sri Arun Kumar Banerjee, 2) Sri Tapan Kumar Banerjee, 3A) Smt. Rinku Banerjee, 3B) Sayantani Banerjee, 3C) Sancharini Banerjee, 4) Sandhya Banerjee & 5) Smt. Sipra Chattopadhyay. At Kolkata

1. Arun Kumar Banerjee
2. Tapan Kumar Banerjee
3A Rinku Banerjee
3B Sayantani Banerjee
3C Sanchari Banerjee
4. Sandhya Banerjee
5. Sipra Chattopadhyay

Signed and delivered by the Developer Pioneer Associates By their Partners At Kolkata In the presence of:

PIONEER ASSOCIATES

1. Partner
2.

Tapas Chanda
Advocate

Sandip Dey
R.K. Pally, Howrah

Drafted and Prepared by

Tapas Chanda
Advocate
Sealdah Civil Court, Kolkata
Enrolment no. – WB/731/1992

Additional District Sub Registrar
Kolkata, North 24 Parganas

24 SEP 2018

MEMO OF CONSIDERATION

Received from the within named Developer the within mentioned sum of Rs 4,00,000/- (Rupees Four Lacs) only as per Memo of Consideration mentioned below.

Cheque no. 002729 / 8.8.19 / 19.9.19 —— 2.00.000/=
By :- Cheque No. 002724 / 8.8.19 / 19.9.19 —— 50.000/=
" 002725 / " / " —— 50.000/=
" 002726 / " / " —— 50.000/=
" 002726 / " / " —— 20.000/=
" 002727 / " / " —— 15.000/=
" 002728 / " / " —— 15.000/=

Total Rs. 4,00,000/-

(Rupees Four Lacs) only

Signed and delivered by the
Owners 1) Sri Arun Kumar Banerjee,
2) Sri Tapan Kumar Banerjee,
3A) Smt. Rinku Banerjee,
3B) Sayantani Banerjee,
3C) Sancharini Banerjee,
4) Sandhya Banerjee &
5) Smt. Sipra Chattopadhyay.
At Kolkata
In the presence of

1. Arun Kumar Banerjee
2. Tapan Kumar Banerjee
3A Rinku Banerjee
3B Sayantani Banerjee
3C Sancharini Banerjee
4 Sandhya Banerjee.
5. Sipra Chattopadhyay.

1. Madhumita Apt. Kolkata
33 B.T. Road Kolkata-700117

2. Kolkata
WB-1175

Additional District Sub-Registrar
Sodepur, North 24-Parganas

24 SEP 2018

SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Arun Kumar Banerjee						

Signature : Arun Kumar Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Tapan Kumar Banerjee						

Signature : Tapan Kumar Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Rinku B						

Rinku Banerjee

24 SEP 2020

SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Sayantani Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Sandhya Banerjee

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sandhya Banerjee

Additional District Sub-Registrar
Sonarpur, North 24 Parganas

24 SEP 2018

SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Sitara Chatterjadhyay

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Kaushik Ranjan Das

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Additional District Sub-Registrar
Sodepur, North 24-Parganas
24 SEP 2018

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ARUN KUMAR BANERJEE

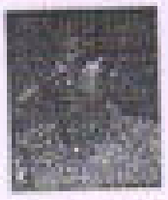
MADHU SUDAN BANERJEE

ADSPB8733C

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABGPB5800L



नाम /NAME

TAPAN KUMAR BANERJEE

पिता का नाम /FATHER'S NAME

MADHU SUDAN BANERJEE

जन्म तिथि /DATE OF BIRTH

12-06-1945

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पुणे

Commissioner of Income-tax I, Pune

J K Banerjee

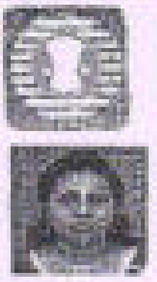
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAYANTAN BANERJEE
SWAPAN BANERJEE
28/06/1992

Permanent Account Number
BWAPB4374H

Signature



If found please return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

Rituka Banerjee

Sancharini Banerjee

Sandhya Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SIPRA CHATTOPADHYAY

MADHUSUDAN BANDYOPADHYAY

23/02/1964

Permanent Account Number

AJAPC3147P

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

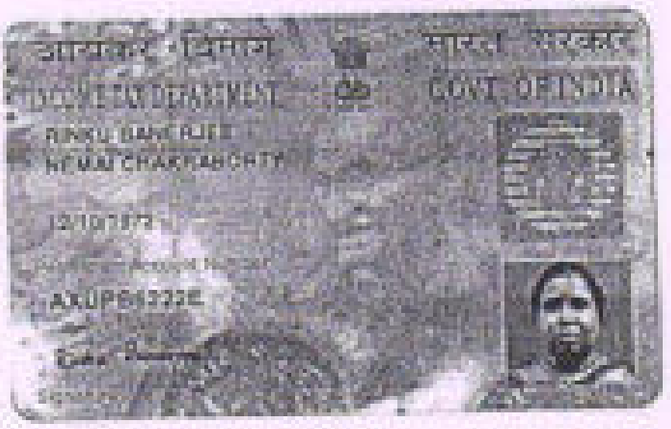
भारत सरकार
GOVT. OF INDIA

PIONEER ASSOCIATES

20/03/2010

Permanent Account Number

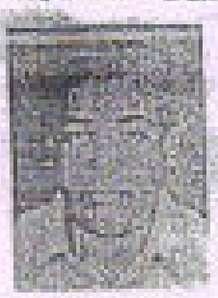
AAMFP7725R



Rinku Banerjee

স্থায়ী হিসাব সংখ্যা /PERMANENT ACCOUNT NUMBER

ADSPD7203P



নাম /NAME

KANTI RANJAN DAS

পিতা র নাম /FATHER'S NAME

KALINI KANTA DAS

জন্ম তারিখ /DATE OF BIRTH

12-02-1954

স্বাক্ষর /SIGNATURE

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number

AGAPD3733H

Signature

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

GRN: 19-201819-029046675-1 Payment Mode Online Payment

GRN Date: 24/09/2018 10:42:18 Bank : Bank of Baroda

BRN : 96477960 BRN Date: 24/09/2018 10:46:00

DEPOSITOR'S DETAILS

Id No. : 15240001494107 3/2018
(Query No/Query Year)

Name : GOPAL DAS

Contact No. : Mobile No. : +91 9123108230

E-mail :

Address : SASADHAR TARAFDAR ROAD THANA KHARDAH 24PGS N

Applicant Name : Mr Gopal Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreemen

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15240001494107 3/2018	Property Registration- Stamp duty	0030-03-104-001-16	9
2	15240001494107 3/2018	Property Registration- Registration Fees	0030-03-104-001-16	[illegible]

Total [illegible]

In Words : Rupees Nineteen Thousand Forty Two only

Major Information of the Deed

Deed No :	**I-1524-05559/2018**	**Date of Registration**	**24/09/2018**
Query No / Year	**1524-00014594107/2018**	**Office where deed is registered**	
Query Date	**20/09/2018 1:49:11 PM**	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Gopal Das Sasadhar Taraldar Road,Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9123898230, Status :Buyer/Claimant		
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 : 4,00,000/-]	
Set Forth value		Market Value	
Rs. 4,00,000/-		Rs. 1,30,37,497/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 4,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Keruliya, Ward No: 9, Holding No:83/84

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	LR-560	LR-163	Bastu	Bastu	3 Katha 5 Chatak	1,00,000/-	72,87,498/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Keruliya, Ward No: 9, Holding No:83/84

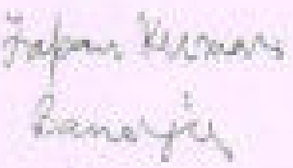
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-564	LR-163	Bastu	Bastu	2 Katha 5 Chatak	1,00,000/-	52,24,999/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
	Grand Total :				**9.3844Dec**	**2,00,000 /-**	**125,12,497 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	700 Sq Ft.	[illegible]	5,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**700 sq ft**	**2,00,000 /-**	**5,25,000 /-**	

Major Information of the Deed :- I-1524-05559/2018-24/09/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Arun Kumar Banerjee (Presentant) Son of Late Madhu Sudan Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	 24/09/2018
	Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADSPB8733C, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			
2	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Tapan Kumar Banerjee Son of Late Madhu Sudan Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	 24/09/2018
	Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABGPB5800L, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			
3	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mrs Rinku Banerjee Wife of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	 24/09/2018
	Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXUPB6222E, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office			

Major Information of the Deed :- I-152405569/2018 Date 24/09/2018

	Name	Photo	Fringerprint	Signature
	Mrs Sayantani Banerjee Daugther of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	Sayantani Banerjee 24/09/2018

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BWAPB4374H, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018
, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Fringerprint	Signature
5	**Mrs Sancharini Banerjee** Daugther of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	Sancharini Banerjee 24/09/2018

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BWAPB4372B, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018
, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Fringerprint	Signature
6	**Mrs Sandhya Banerjee** Daugther of Late Madhu Sudan Banerjee Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	Sandhya Banerjee 24/09/2018

Khardah Co Operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DZCPB0971B, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018
, Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

	Name	Photo	Fringerprint	Signature
7	**Mrs Sipra Chattopadhyay** Wife of Mr Biswanath Chattopadhyay Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office	 24/09/2018	 LTI 24/09/2018	Sipra Chattopadhyay 24/09/2018

Major Information of the Deed :- I-1524-06559/2018-24/09/2018

	Madhumita Apartment , 33 B T Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJAPC3147P, Status :Individual, Executed by: Self, Date of Execution: 24/09/2018 , Admitted by: Self, Date of Admission: 24/09/2018 ,Place : Office

Developer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 24/09/2018, , Admitted by: Self, Date of Admission: 24/09/2018, Place of Admission of Execution: Office	 Sep 24 2018 12:44PM	 LTI 24/09/2018	24/09/2018
	1 No Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 24/09/2018, , Admitted by: Self, Date of Admission: 24/09/2018, Place of Admission of Execution: Office	 Sep 24 2018 12:53PM	 LTI 24/09/2018	24/09/2018
	Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partner)			

Identifier Details :

Name & address
Mr Sandip Das Son of Mr Dilip Das R K Pally, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Arun Kumar Banerjee, Mr Tapan Kumar Banerjee, Mrs Rinku Banerjee, Mrs Sayantani Banerjee, Mrs Sancharini Banerjee, Mrs Sandhya Banerjee, Mrs Sipra Chattopadhyay, Mr Kanti Ranjan Das, Mr Gopal Das

Major Information of the Deed :- I-152405559/2018-24/09/2018

Sandip Das

24/09/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Banerjee	Pioneer Associates-0.780804 Dec
2	Mr Tapan Kumar Banerjee	Pioneer Associates-0.780804 Dec
3	Mrs Rinku Banerjee	Pioneer Associates-0.780804 Dec
4	Mrs Sayantani Banerjee	Pioneer Associates-0.780804 Dec
5	Mrs Sancharini Banerjee	Pioneer Associates-0.780804 Dec
6	Mrs Sandhya Banerjee	Pioneer Associates-0.780804 Dec
7	Mrs Sipra Chattopadhyay	Pioneer Associates-0.780804 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Banerjee	Pioneer Associates-0.559821 Dec
2	Mr Tapan Kumar Banerjee	Pioneer Associates-0.559821 Dec
3	Mrs Rinku Banerjee	Pioneer Associates-0.559821 Dec
4	Mrs Sayantani Banerjee	Pioneer Associates-0.559821 Dec
5	Mrs Sancharini Banerjee	Pioneer Associates-0.559821 Dec
6	Mrs Sandhya Banerjee	Pioneer Associates-0.559821 Dec
7	Mrs Sipra Chattopadhyay	Pioneer Associates-0.559821 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Kumar Banerjee	Pioneer Associates-100.00000000 Sq Ft
2	Mr Tapan Kumar Banerjee	Pioneer Associates-100.00000000 Sq Ft
3	Mrs Rinku Banerjee	Pioneer Associates-100.00000000 Sq Ft
4	Mrs Sayantani Banerjee	Pioneer Associates-100.00000000 Sq Ft
5	Mrs Sancharini Banerjee	Pioneer Associates-100.00000000 Sq Ft
6	Mrs Sandhya Banerjee	Pioneer Associates-100.00000000 Sq Ft
7	Mrs Sipra Chattopadhyay	Pioneer Associates-100.00000000 Sq Ft

Major Information of the Deed : - I-1524-05559/2018-24/09/2018

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Keruiya, Ward No: 9, Holding No:83/84

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 560(Corresponding RS Plot No:- 424), LR Khatian No - 163	Owner:উপরোক্ত বন্দ্যোপাধ্যায়, Gurdian:মৃত বন্দ্যোপাধ্যায়, Address:নিজ, Classification:বাস্তুজমিকৃষিজমি, Area:0.01000000 Acre,

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Co-Operative Colony Road, Mouza: Keruiya, Ward No: 9, Holding No:83/84

Sch No	Plot & Khatian Number	Details Of Land
L2	LR Plot No:- 564(Corresponding RS Plot No:- 425), LR Khatian No:- 163	Owner:উপরোক্ত বন্দ্যোপাধ্যায় , Gurdian:মৃত বন্দ্যোপাধ্যায় , Address:নিজ , Classification:বাস্তু, Area:0.08000000 Acre,

Endorsement For Deed Number : I - 152405559 / 2018

On 24-09-2018

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

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

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

Presented for registration at 11:57 hrs on 24-09-2018, at the Office of the A.D.S.R. SODEPUR by Mr Arun Kumar Banerjee , 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 1,30,37,497/-

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

Execution is admitted on 24/09/2018 by 1. Mr Arun Kumar Banerjee, Son of Late Madhu Sudan Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 2. Mr Tapan Kumar Banerjee, Son of Late Madhu Sudan Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 3. Mrs Rinku Banerjee, Wife of Late Swapan Kumar Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 4. Mrs Sayantani Banerjee, Daughter of Late Swapan Kumar Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 5. Mrs Sancharini Banerjee, Daughter of Late Swapan Kumar Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 6. Mrs Sandhya Banerjee, Daughter of Late Madhu Sudan Banerjee, Khardah Co Operative Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 7. Mrs Sipra Chattopadhyay, Wife of Mr Biswanath Chattopadhyay, Madhumita Apartment , 33 B T Road, P.O: Khardah, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession House wife

Identified by Mr Sandip Das, Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 24-09-2018 by Mr Sopal Das, partner, Pioneer Associates (Partnership Firm), 12A/1/35 Khardah Station Road, P.O: Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Sandip Das, Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 24-09-2018 by Mr Kanti Ranjan Das, partner, Pioneer Associates (Partnership Firm), 12A/1/35 Khardah Station Road, P.O: Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Major Information of the Deed :- I-1524-05559/2018-24/09/2018

Identified by Mr Sandip Das, , , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021/- (B = Rs 4,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2018 10:46AM with Govt. Ref. No: 192018190290466751 on 24-09-2018, Amount Rs: 4,021/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 96477960 on 24-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 3159, Amount: Rs.5,000/-, Date of Purchase: 19/09/2018, Vendor name: A Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2018 10:46AM with Govt. Ref. No: 192018190290466751 on 24-09-2018, Amount Rs: 15,021/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 96477960 on 24-09-2018, Head of Account 0030-02-103-003-02

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

Major Information of the Deed - I-1524-05559/2018-24/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2018, Page from 173035 to 173080

being No 152405559 for the year 2018.

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

Digitally signed by BULTI RAJAK
Date: 2018.09.24 15:08:18 +05:30
Reason: Digital Signing of Deed.

(Bulti Rajak) 24-09-2018 15:07:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)