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I-03464/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

D 655131

... obtained in registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document ...

Additional District Sub-Registrar
Sodepur, North 24 Parganas

4 JUN 2018

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the ...14th day of June, 2018 (Two Thousand and Eighteen) as per CHRISTIAN ERA.

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Witness / Karta / ...

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14.6.18
S-c-928695/18

1855 13/6/18
No. _____ Date _____
Name M/S. Pioneer Development
Address Sukahara, P.S. 115
P.S. Khandah
Dist. _____
Name of Treasury :- Barrackpore
Name of Vender :- RANA SUR
Date of Purchase 11/6/18
Total Amount 90000
Signature of vendor _____



Rana Sur
13/6/18

Arishek P.D. Des.
70 Baidya P.D. Des.
Kizannagar
O. Nagarah P. Singhon
K01-113.



Additional District Sub-Registrar
Sadpur, North 24 Parganas
4 JUN 2018

(2)

BETWEEN

- 1. SMT. GAYATRI GHOSH (PAN NO. CCWPG9406J)**,
Wife of Late Anil Kumar Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- 2. SRI ARUN KUMAR GHOSH (PAN no. AEAPG9069B)**,
Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- 3. SRI ALOKE KUMAR GHOSH (PAN no. AEAPG8968D)**,
Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 hereinafter jointly called and referred to as the **OWNERS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

AND

"M/S. PIONEER DEVELOPER" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:
(1) SRI BISWANATH DAS (PAN no. AFDPD5167P), S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
(2) SRI ARUN KUMAR JANA (PAN no. AGLPJ4226G), Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

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(3) SRI SUBHANKAR BISWAS (PAN no. ALCPB4228Q), Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and Successor-in-Office) of the **SECOND PART**,

WHEREAS Originally the predecessor-in-title of the present land owners hereof namely Kanailal Ghosh son of Late Haridas Ghosh, was the absolute and lawful sole owner of a piece and parcel of land measuring about 20 Decimal equivalent to 12 Cottahs 2 Chittaks of land more or less lying and situated at Mouza: Sukchar, J.L. 9, Re Su 14, Touzi 156, comprised and contained in R.S. Dag No. 3347, under R.S. Khatian No. 474, P.S Khardah, Dist. North 24 Parganas, the then A.D.S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur and the said Kanailal Ghosh as being the sole and lawful owner of the above mentioned plot of land measuring an area about 20 Decimal equivalent to 12 Cottahs 2 Chittaks of land more or less seized and possessed the above mentioned Property, by constructing a dwelling house thereon and recorded his name in the assessment register of Panihati Municipality and his name also recorded in the R. S. Records of Right which was finally published and enjoying the same without any interruption of others.

AND WHEREAS while have been enjoying the same the said Kanailal Ghosh died intestate on 20.04.1978, leaving behind him his wife namely Kamala Ghosh three sons namely Sri Anil Kumar Ghosh, Sri Arun Kumar Ghosh & Sri Alope Kumar Ghosh AND seven daughters namely Nilima Ghosh (wife of Gobinda Prosad Ghosh), Anima Ghosh (Wife of

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Bankim Chandra Ghosh), Mina Pal (Wife of Sri Rabindranath Pal), Pratima Kumar (Wife of Sri Sudhir Kumar), Rama Ghosh (Wife of Sri Ajit Ghosh), Anjana Biswas (Wife of Sri Asit Biswas) and Manika Ghosh (unmarried) as his legal heirs and successors.

While have been enjoying the same said Anima Ghosh (Wife of Late Bankim Chandra Ghosh) died on 18.08.1993 leaving behind her son namely Sourav Kumar Ghosh & one daughter namely Mousumi Ghosh as her surviving legal heirs and successors in respect of her undivided share of the subject landed property.

Be it mentioned here that the wife of Kanailal Ghosh namely Kamala Ghosh died on 29.01.2002.

Subsequently said Anil Kumar Ghosh died on 08.01.2009, leaving behind him his wife namely Gayatri Ghosh, one son namely Amit Kumar Ghosh & one daughter namely Sukanya Paul (Wife of Debabrata Paul) as her surviving legal heirs and successors in respect of his undivided share of the subject landed property.

And thereafter said Nilima Ghosh (Wife of Late Gobinda Prosad Ghosh) died on 31.12.2009, leaving behind her one son namely Prabir Kumar Ghosh & one daughter namely Sukla Ghosh (Wife of Sri Biswanath Ghosh), as her surviving legal heirs and successors in respect of her undivided share of the subject landed property.

AND WHEREAS thus in the manner aforesaid the said Arun Kumar Ghosh (Son of Late Kanailal Ghosh) has got 1/10th undivided share of the total landed property, the said Alope Kumar Ghosh (Son of Late Kanailal Ghosh) has got 1/10th undivided share of the total landed property, Smt. Mina Paul, (Wife of Sri Rabindranath Paul) has got 1/10th undivided share of the total landed property, Smt. Pratima Kumar (Wife of Sri Sudhir Kumar), has got 1/10th undivided share of the total landed property, Smt. Rama Ghosh (Wife



Ananda Banerjee

Advocate

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thereupon and have been enjoying the same with their other co-sharer peacefully without any interruption and hinderance from any corner whatsoever.

AND WHEREAS while have been enjoying the same said Sri Amit Kumar Ghosh, Smt. Sukanya Paul, Sri Sourav Kumar Ghosh, Smt. Mousumi Ghosh, Sri Prabir Kumar Ghosh & Smt. Sukla Ghosh gifted their undivided 8/30th share of land and building i.e. 3 Cottahs 3 Chittaks 33 Sq.ft. of land togetherwith undivided 8/30th share of pucca residential building i.e. 480 sq. ft. out of the total land and building measuring an area 12 Cottahs 2 Chittaks of land togetherwith a pucca building having constructed covered area of 1800 Sq.ft. standing thereon to Smt Gayatri Ghosh (Wife of Late Anil Kumar Ghosh) i.e. the owner no. 1 hereof by executing a Deed of Gift, being no. 152405645, which was executed and Registered on 02.11.2017, at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. 1, Vol. No. 1524-2017, noted within the pages from 162965 - 162997, being no. 152405645, for the year 2017 and alongwith her undivided 1/30th share i.e. undivided 6chittaks 21sq.ft. of land she became the lawful owner of 9/30th i.e. 3/10th undivided share of land i.e. 3Cottahs 10Chittaks 9Sq.ft. of land togetherwith a pucca residential building standing thereon having constructed covered area 540 sq.ft. and enjoying the actual physical possession of the said landed property with their other co-sharers peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS said Smt. Pratima Kumar, Smt. Manika Ghosh & Smt. Anjana Biswas hereof jointly have obtained 3/10th undivided share of total landed property i.e. 3Cottahs

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10 Chittaks 9 Sq.ft. of land together with all easements rights appertaining thereto, lying and situated at Mouza-Sukchar, J.L. 9, Re. Su. 14, Touzi 156, comprised and contained in R.S. Dag No. 3347, under R.S. Khatian No. 474, P.S. Khardah, the then Additional District Sub-Registry Office at Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, District- North 24 Parganas, by virtue of inheritance from their predecessor and jointly acquiring the right, title interest and possession of their said undivided share of plot of land together with undivided share of Residential Building thereupon and have been enjoying the same with their other co-sharer peacefully without any interruption and hinderance from any corner whatsoever.

AND WHEREAS while have been enjoying the same said Smt. Pratima Kumar, Smt. Manika Ghosh & Smt. Anjana Biswas gifted their undivided 3/10th share of land and building measuring 3 Cottahs 10 Chittaks 9 Sq.ft. of land together with undivided 3/10th share of pucca residential building i.e. 540 sq.ft. out of the total land and building measuring an area 12 Cottahs 2 Chittaks of land together with a pucca residential building having constructed covered area of 1800 sq.ft. standing thereon to Sri Arun Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 2 hereof and Sri Alope Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 3 hereof by executing a Deed of Gift, being no. 152405646, which was executed and Registered on 02.11.2017, at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I, Vol. No. 1524-2017, noted within the pages



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from 162998-163027, being no. 152405646, for the year 2017 and alongwith their undivided 2/10th share i.e. 1/5th undivided share of land and building i.e. undivided 2 Cottahs 6 Chittacks 36 Sq.ft. of land area and undivided 360 Sq.Ft. of building area became the lawful owners of 5/10th or 1/2 undivided share of total land i.e. 6 Cottahs 1 Chittaks togetherwith the 1/2 undivided share of a pucca residential building i.e. 900 sq.ft. and enjoying the actual physical possession of the said landed property with their other co-sharers peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS said Smt. Mina Pal & Smt. Rama Ghosh jointly have obtained 2/10th equivalent to 1/5th undivided share of total landed property i.e. 2 Cottahs 6 Chittacks 36 Sq.ft. of land togetherwith all easements rights appertaining thereto, lying and situated at Mouza-Sukchar, J.L. 9, Re. Su. 14, Touzi 156, comprised and contained in R.S. Dag No. 3347, under R.S. Khatian No. 474, P.S. Khardah, the then Additional District Sub-Registry Office at Barrackpore at present A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, District- North 24 Parganas, by virtue of inheritance from their predecessor and jointly acquiring the right, title interest and possession of their said undivided share of plot of land togetherwith undivided share of Residential Building thereupon and have been enjoying the same with their other co-sharer peacefully without any interruption and hinderance from any corner whatsoever.

AND WHEREAS while have been enjoying the same said Smt. Mina Pal & Smt. Rama Ghosh jointly gifted their


Alimanda Bandyopadhyay
Advocate

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undivided 2/10th equivalent to 1/5th undivided share of land and building measuring 2 Cottahs 6 Chittacks 36 Sq.ft. of land togetherwith undivided 2/10th equivalent to 1/5th share of pucca residential building i.e. 360 sq. ft. out of the total land and building measuring an area 12 Cottahs 2 Chittacks of land togetherwith a pucca residential building having constructed covered area of 1800 Sq.ft. standing thereon to Sri Arun Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 2 hereof and Sri Alope Kumar Ghosh (Son of Late Kanailal Ghosh) i.e. the land owner no. 3 hereof by executing a Deed of Gift, being no. 152403146, which was executed and Registered on 28.05.2018, at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I, Vol. No. 1524-2018, noted within the pages from 99139-99171, being no. 152403146, for the year 2018.

AND WHEREAS thus in the manner aforesaid the owners no. 1, 2 & 3 hereof jointly have become the lawful and joint owners of (6chittaks 21Sq.ft. + 3cottahs 3chittaks 33sq.ft. + 2 Cottahs 6 Chittacks 36 Sq.ft. + 3Cottahs 10Chittaks 9Sq.ft. + 2 Cottahs 6 Chittacks 36 Sq.ft.) = 12cottahs 2chittaks of landed property alongwith 1800sq.ft. one storied residential building standing thereon and they jointly mutated their name in the Assessment Registrar of Panihati Municipality, bearing Holding No. 14, R.R.K. Deb Bahadur Road, under Ward No. 2 and jointly possessing as well as enjoying the same peacefully, quietly and without any interruption of others by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property and as joint owners thereof paying the relevant rent taxes regularly.


Alokesh's Stamp & Copying
2018/05/28

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AND WHEREAS the owners hereof jointly with a view to fulfil their desire by making construction of a Multi Storeyed Building (G+4) over the plot of land measuring an area **12Cottahs 2Chittaks** mentioned in the Schedule hereunder written by amalgamating their plot of land with the other contiguous plots, the Land Owners of the First Part approached the Developer Firm of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the owners herein hereby agree to authorise the Developer to construct the multistoried (G+4) building in respect of their landed property in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

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

ARTICLE-I

DEFINITION

1. OWNERS:

1. SMT. GAYATRI GHOSH, Wife of Late Anil Kumar Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

2. SRI ARUN KUMAR GHOSH, Son of Late Kanaailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-


Attested & Registered by
Admission

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Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

3. SRI ALOKE KUMAR GHOSH, Son of Late Kanailal Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Ghoshpara road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

2. DEVELOPER:

"M/S. PIONEER DEVELOPER" a Partnership firm having its present place of Business at 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115, hereby represented by its Partners namely

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

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

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

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

4. BUILDING : Means multistoried building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owners at the cost of the developer.

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

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6. **BUILDING PLAN** : Plan to be sanctioned by the Panihati Municipality.
7. **TRANSFER** : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multi storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.
8. **TRANSFeree** : Shall mean a person to whom any space/flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.
9. **TIME** : Shall mean the construction to be completed within **36 months** from the date of Sanction Plan of the proposed multistoried building.
10. **COMMENCEMENT** : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

- (A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.
- (B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of Conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.

ARTICLE-III

LAND OWNERS REPRESENTATION

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

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

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

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

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

ARTICLE-IV

LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS

(i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendence, trusts, requisition or acquisition what-so-ever nature and have a valid marketable title on the said premises.

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

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES

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

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

(ii) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed

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exclusively for residential use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.

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

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

(v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell the flats of the proposed building/ buildings which completely includes as Developer's areas/ allocation in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the owners at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided



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however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners from the concerning authority/s.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, by-law, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

(viii) The Developer will complete the construction within **36 months from the date of Sanction Plan of the proposed multistoried building**. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of **36 months from the date of Sanction Plan of the proposed multistoried building** barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owners by payment of money towards damages, and such compensation to be ascertain by the mutual discussion of both the parties hereof.

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

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

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

ARTICLE-VI

CONSIDERATION

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners conjointly shall be entitled to get their owner's allocation in the new proposed building by using their land in commercial purpose and such area shall be distributed in the following manner:-

The owners hereof are jointly entitled to get three nos. of Self contained residential flats out of which one flat being **Flat no. 2B**, measuring an area more or less **1000 Sq.Ft.** covered area, located on the **2nd floor, (North-West Facing)**, AND another flat being **Flat no. 2E**, measuring an area more or less **680 Sq.Ft.** covered area, located on the **2nd floor, (East Facing)**, AND another flat being **Flat no. 2C**, measuring an area more or less **1030 Sq.Ft.** covered area, located on the **2nd floor, (North-East Facing)**, into and out of the proposed multistoried building and the Owners jointly shall also entitled to get a sum of **Rs. 70,00,000.00 (Rupees Seventy Lakhs)** only as **non-refundable** amount in their part in consideration of the Owner's allocation and the said amount shall be paid by the Developer to the owners at the time of Execution and Registration of this Development Agreement and the Owners after receiving such amount shall issue the proper money receipt in favour of the Developer.

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

Be It mentioned hereto that after receiving the possession of owners allocation flats as mentioned herein above and the entire consideration amount as Owners allocation the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

ARTICLE-VII
PROCEDURE

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

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

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

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

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

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

ARTICLE - VIII

CONSTRUCTION

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

ARTICLE-IX

POSSESSION

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

ARTICLE-X**BUILDING**

- (a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within **36 months** from the date of Sanction Plan of the proposed multistoried building.
- (b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head reservoirs, electrifications, permanent electric connection from the WBSEDCL/C.E.S.C. and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/C.E.S.C. in the said Building.
- (c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.
- (d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

ARTICLE - XI

RATES AND TAXES

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

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

ARTICLE-XII

SERVICE AND CHARGES

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

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

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

ARTICLE-XIII

COMMON RESTRICTIONS

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bide

(21)

skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

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

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

ARTICLE-XIV

LEGAL COMPLIANCE

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

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

ARTICLE - XVI

OWNERS' INDEMNITY

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

ARTICLE - XVII

TITLE DEEDS

The Land Owners shall keep ready all original documents and the title deed/deeds with them at the time of execution and

registration of this Development Agreement and all original documents and title deeds will be handed over to the developer for verification by the loan granting authority for the intending purchaser or purchasers of the proposed building.

ARTICLE - XVIII

MISCELLANEOUS

- (a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owners but as joint venture between the parties hereto.
- (b) Any notice required to be given by the Developer will, without prejudice to any other mode of service available deemed to have served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owners shall be deemed without prejudice to the owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.
- (c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto do hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.
- (d) Each terms of this agreement shall be the consideration for the other terms.



ARTICLE-XIX

FORCE MAJEURE

1. Force Majeure is herein defined as:
 - (a) Any cause which is beyond the control of the Developer.
 - (b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
 - (c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.
 - (d) Transportation delay due to force majeure or accidents.
2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owners mutually agree to extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

ARTICLE-XX

JURISDICTION

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

ARTICLE-XXI

ARBITRATION

All disputes and differences arising between the parties to this agreement shall on the First place be referred to the common friend and/or well wisher namely Sri Gopal Das, (S/o. Late Narayan Chandra Das), residing at: KIRANALAYA, 1st Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, to solve the problem and both parties are binding to obey the decision of Mr. Gopal Das.



ARTICLE-XXII

GENERAL CONDITIONS

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

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and Parcel of land measuring more or less **12Cottahs 2Chittaks** classified as "**BASTU**" togetherwith a one storied pucca residential building standing thereon measuring more or less 1800 Sq.ft. situates and lying at **Mouza-Sukchar**, J.L. 9, Re. Su. 14, Touzi 156, comprised and contained in **R.S. Dag No. 3347**, under R.S. Khatian No. 474, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Municipal Holding No. 14, R.R.K. Deb Bahadur Road, under Ward no. 2 which is the subject property of this Development Agreement.

BUTTED AND BOUNDED

- On the North : 25ft. Wide R.R.K. Deb Bahadur Road,
- On the South : Municipal Drain,
- On the East : Municipal Drain,
- On the West : Skylark Apartment,

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

SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners conjointly shall be entitled to get their owner's allocation in the new proposed building by using their land in commercial purpose and such area shall be distributed in the following manner:-

The owners hereof are jointly entitled to get three nos. of Self contained residential flats out of which one flat being **Flat no. 2B**, measuring an area more or less **1000 Sq.Ft.** covered area, located on the **2nd floor, (North-West Facing)**, AND another flat being **Flat no. 2E**, measuring an area more or less **680 Sq.Ft.** covered area, located on the **2nd floor, (East Facing)**, AND another flat being **Flat no. 2C**, measuring an area more or less **1030 Sq.Ft.** covered area, located on the **2nd floor, (North-East Facing)**, into and out of the proposed multistoried building and the Owners jointly shall also entitled to get a sum of **Rs. 70,00,000.00 (Rupees Seventy Lakhs)** only as **non-refundable** amount in their part in consideration of the Owner's allocation and the said amount shall be paid by the Developer to the owners at the time of Execution and Registration of this Development Agreement and the Owners after receiving such amount shall issue the proper money receipt in favour of the Developer.

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

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



Attested Handwritten Signature

Attested

Coord.....26

(26)

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's allocation)

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

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification of Work)

NUMBER OF FLOOR : Ground floor plus upper multistories.

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

Internal finish : Plaster of Paris

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flash Door.

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

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

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



Attested & signed by:-

Author

Contd...27

(27)

Stair & Corridor : Marble floor.

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

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

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

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

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

Balcony : One light, One plug point,

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

Toilet : One light, One fan (exhaust).

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

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

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



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

SIGNED SEALED AND DELIVERED

in the presence of

WITNESSES:

1. Anirban K. Das
46, Subarna Anandapur
KOL-700113

2. Anamoli Patra Gayatri Ghosh.
Gopal Saha Rd. Arun Kumar Ghosh -
KOL-115. Shree Kumar Sen

3. Arishev Datta
Sriramnagar
KOL-113

SIGNATURE OF THE LAND OWNERS

M/S PIONEER DEVELOPER
Biswanath Das
Arun Kumar Sen
Subhansu Biswas
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Enl.no-18-570/2004 Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul

Memo of Consideration

We, the land owners do hereby Received a sum of **Rs 70,00,000.00 (Rupees Seventy Lakhs)** only from the within named Developer/s as part payment of owners allocation in the following memo:

| Sl. | Date | Cheque | Bank | Amount |
|-----|------------|----------|----------------|------------------|
| 1. | 31.10.2017 | 002345 | Bank Of Baroda | Rs. 1,98,000.00 |
| 2. | 04.11.2017 | 002356 | Bank Of Baroda | Rs. 22,000.00 |
| 3. | 20.11.2017 | 002398 | Bank Of Baroda | Rs. 1,98,000.00 |
| 4. | 20.11.2017 | 002399 | Bank Of Baroda | Rs. 1,98,000.00 |
| 5. | 20.11.2017 | 002400 | Bank Of Baroda | Rs. 1,98,000.00 |
| 6. | 28.05.2018 | R.T.G.S. | Bank Of Baroda | Rs. 27,00,000.00 |
| 7. | 28.05.2018 | R.T.G.S. | Bank Of Baroda | Rs. 27,00,000.00 |
| 8. | 28.05.2018 | 002881 | Bank Of Baroda | Rs. 5,00,000.00 |
| 9. | 09.06.2018 | 002927 | Bank Of Baroda | Rs. 22,000.00 |
| 10. | 09.06.2018 | 002928 | Bank Of Baroda | Rs. 22,000.00 |
| 11. | 09.06.2018 | 002929 | Bank Of Baroda | Rs. 22,000.00 |
| 12. | 10.06.2018 | 002930 | Bank Of Baroda | Rs. 1,00,000.00 |
| 13. | 10.06.2018 | 002931 | Bank Of Baroda | Rs. 1,00,000.00 |
| 14. | 10.06.2018 | 002932 | Bank Of Baroda | Rs. 20,000.00 |

Rs. 70,00,000.00

In Word: Rupees Seventy Lakhs Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

WITNESSES:

1. *Amo K. Ghosh*
No, Subhan Ghos-Pan
KOL-115

Gayatri Ghosh

2. *Anor Nath Jitla*
Gopal Sth Rd
KOL-115.

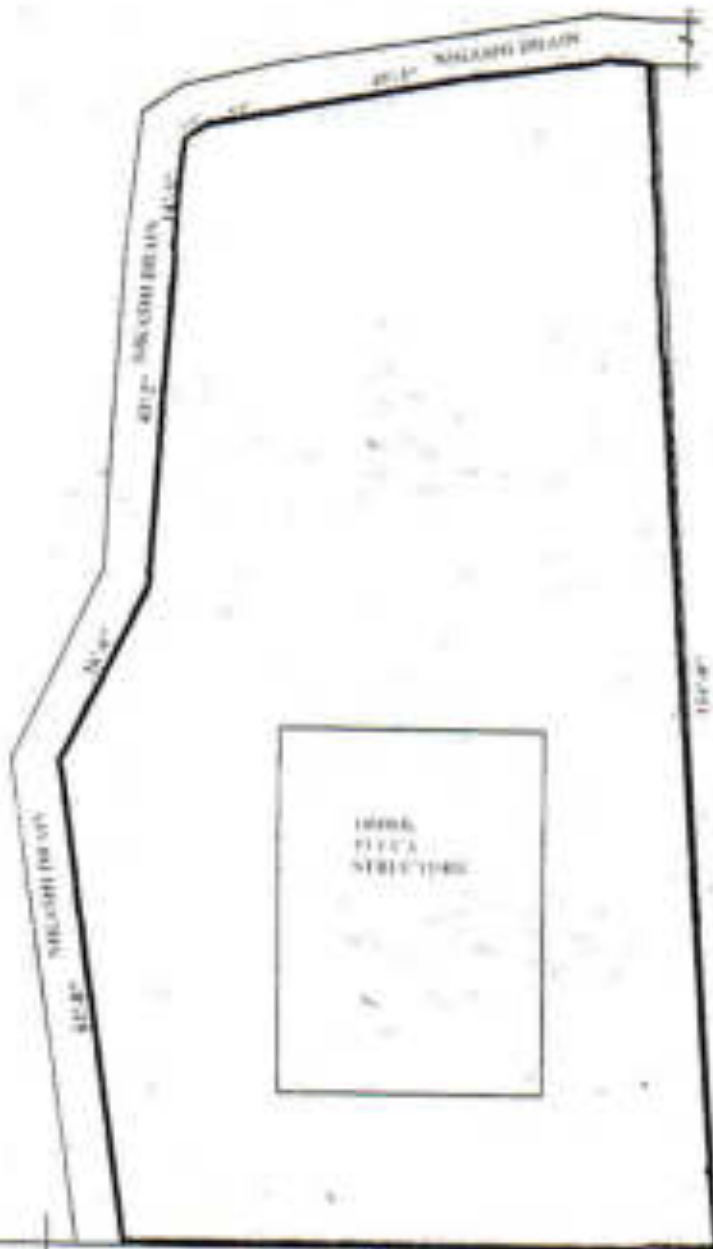
Anu Kumar Ghosh
Alice Kumar Ghosh

SIGNATURE OF THE LAND OWNERS

3. *Arishat Prasad*
Srinagar
KOL-113

**PLAN OF LAND WITH STRUCTURE AT MOUZA-SUKHCHAR,
 NO. -9, R.S.NO. -14, TOUZI NO. -156, R.S.DAG NO. -3347, R.S.
 KHATIAN NO. -474, BEING HOLDING NO. -14, R. R. K. DEB
 BAHADUR ROAD, WARD NO. -02, UNDER PANIHATI
 MUNICIPALITY, P.S.- KHARDAH, DIST. NORTH 24 PARGANAS.**

**TOTAL AREA OF LAND : 12 K - 02 CH - 00 SFT.
 TOTAL STRUCTURE THEREON : 1800 SFT.**



SKYLARK APARTMENT

M/S PIONEER DEVELOPER

Shree N. K. D.
San Karmajane
Bachchanjan Parikhat

SIGNATURE OF DEVELOPER

Gayatri Ghosh

Arun Kumar Ghosh
Mono Manoj Ghosh

SIGNATURE OF LAND OWNER

25'-0" WIDE
 R. R. K. DEB BAHADUR ROAD



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



(1) Name : **SMT. GAYATRI GHOSH**

Gayatri Ghosh

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Gayatri Ghosh

SIGNATURE OF THE PRESENTANT



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

Arun Kumar Ghosh

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

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Arun Kumar Ghosh

SIGNATURE OF THE PRESENTANT

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

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

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



(1) Name : **SRI ALOKE KUMAR GHOSH**

Alok Kumar Ghosh

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Alok Kumar Ghosh

SIGNATURE OF THE PRESENTANT



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

Subhankar Biswas

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

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

Subhankar Biswas

SIGNATURE OF THE PRESENTANT

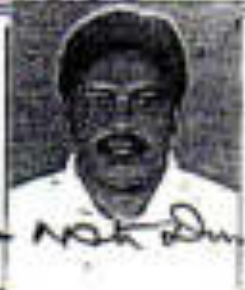
All the above fingerprints are of the abovenamed person and attested by the said person.

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

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

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

Biswanath Das



LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



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

Biswanath Das

SIGNATURE OF THE PRESENTANT

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

Arun Kumar Jana



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

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB



RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE



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

Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



पंजीकृत
GAYATI GHOSH

व्यक्तिगत खाते संख्या
Permanent Account Number Card

CCWPG9406J



पिता/पति/पत्नी का नाम
MR. RAJESH GHOSH

व्यक्तिगत आय (Date of Birth)
24/12/1943

अभिधीन
अभिधीन



Gayati Ghosh.

आयकर विभाग / आयकर विभाग / आयकर विभाग
आयकर विभाग / आयकर विभाग / आयकर विभाग
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आयकर विभाग / आयकर विभाग / आयकर विभाग

If you need to file / someone's help you to file
Please contact / contact to
Income Tax RAJ Service Unit, WZ20,
No. 20, Sector 10, Connaught Place,
New Delhi - 110028, India
Phone No. 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Tel: 011-23113111 Fax: 011-23113111
e-mail: income@nic.gov.in

PERMANENT ACCOUNT NUMBER
AEAPG8968D

NAME
ALOK KUMAR GHOSH

FATHER'S NAME
KANAILAL GHOSH

DATE OF BIRTH
25-11-1952

SIGNATURE




COMMISSIONER OF INCOME TAX, W.B. - II

Alok Kumar Ghosh

This card is valid for the purpose of filing returns of income only.
 It is not valid for the purpose of claiming tax relief.
 For more information, please contact the Joint Commissioner of Income Tax (Systems & Technical),
 P-1,
 Chatterjee Square,
 Calcutta-700 004.

To use this card is to allow the Joint Commissioner of Income Tax (Systems & Technical) to use the information contained on this card for the purpose of filing returns of income only.
 For more information, please contact the Joint Commissioner of Income Tax (Systems & Technical),
 P-1,
 Chatterjee Square,
 Calcutta-700 004.



श्रीमान् श्री

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER DEVELOPER



भारत सरकार
GOVT. OF INDIA



12/01/2011
Permitted Account Number:
AANFP6840R



12/01/2011

M/S PIONEER DEVELOPER

Dr. Subhanjan Singh
Partner

उपरोक्त लेखा: जोड़ें और प्रेषण करें।
बिना बैंक खाते, या एन.डी.ए.
का प्रयोग न करें।
एन.डी.ए. का प्रयोग न करें।
एन.डी.ए. का प्रयोग न करें।

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एन.डी.ए. का प्रयोग न करें।
एन.डी.ए. का प्रयोग न करें।
एन.डी.ए. का प्रयोग न करें।

PERMANENT ACCOUNT NUMBER
AFDP05167P

NAME
MISHRA NATH DAS

FATHER'S NAME
NARAYAN CHANDRA DAS

DATE OF BIRTH
21-10-1964

SIGNATURE



 COMMISSIONER OF INCOME TAX, WEST BENGAL

The card is valid for use only for the purpose mentioned above and shall not be used for any other purpose (such as for the purpose of a passport, etc.).
 Date of issue:
 Month - 10/2004

Issued by the Commissioner of Income Tax, West Bengal, at the Commissioner of Income Tax, West Bengal, Kolkata-700 005.

Mishra Nath Das

आयकर विभाग
INCOME DEPARTMENT



भारत सरकार
GOVT OF INDIA

SUBHANKAR BISWAS

MADHAV BISWAS

02/03/1998

Permanent Account Number

ALCFB4228Q

Signature



प्रमुख कार्यालय : आयकर विभाग, 10, बंगला रोड,
कोलकाता-700 016, पिन कोड-700 016
10, Bangla Road, Kolkata-700 016, PIN-700 016
मुख्य कार्यालय, वाराणसी-221 001
पिन-221 001

Office: 10, Bangla Road, Kolkata-700 016, PIN-700 016
मुख्य कार्यालय, वाराणसी-221 001

Income Tax (IT) Service Unit, IITK,
10, Park, Meerut District,
P.O. No. 141, Surayya P.O. 20138,
Muzaffarnagar, Uttar Pradesh, India.
पिन-201 318

Tel: 91-20-272-4200, Fax: 91-20-272-4201
मुख्य कार्यालय, वाराणसी-221 001

Subhankar Biswas

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

Challan No: 19-201819-024876072-1
 BRN Date: 14/06/2018 08:59:45
 BRN : 295794214

Payment Mode: Online Payment
 Bank: AXIS Bank
 BRN Date: 14/08/2018 08:00:28

DEPOSITOR'S DETAILS

Name: Alokendu Bandyopadhyay
 Contact No. Mobile No. +91 9674975574
 Address: 76 CENTRAL ROAD ANANDALGORE KOL110011
 Applicant Name: Mr Alokendu Bandyopadhyay
 Office Name:
 Office Address:
 Status of Depositor: Advocate
 Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

Id No. : 15240000928635/2/2018
 (Query No./Query Year)

PAYMENT DETAILS

| Sr. No. | Identification No. | Particulars | Head of AC | Amount (₹) |
|--------------|-----------------------|--|--------------------|--------------|
| 1 | 15240000928635/2/2018 | Property Registration- Stamp duty | 0030-03-103-003-03 | 45221 |
| 2 | 15240000928635/2/2018 | Property Registration- Registration Fees | 0030-03-104-001-18 | 79021 |
| Total | | | | 85042 |

In Words: Rupees Eighty Five Thousand Forty Two only

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No. / | I-1524-03464/2018 | Date of Registration | 14/06/2018 |
| Query No./Year | 1524-0000928635/2018 | Office where deed is registered | |
| Query Date | 13/06/2018 9:06:21 PM | A.D.S.R. SODEFUR, District, North 24-Parganas | |
| Applicant Name, Address & Other Details | Atokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate | | |
| [0110] Sale, Development Agreement or Construction agreement | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 70,00,000/-] | |
| Rs. 1,00,00,000/- | | Rs. 1,33,63,750/- | |
| Rs. 20,021/- (Article 48(g)) | | Rs. 70,021/- (Article E. E. B) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area) | | |

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: R. R. K. Debi Bahadur Road, Mouza: Sukhchar, Ward No. 2, Holding No:14

| Sch. No. | Plot Number | Khatan Number | Land Use Proposed | Land Use BOR | Area of Land | Setforth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|---------------|-------------------|--------------|-------------------|-------------------------|-----------------------|---|
| 1 | RS-3347 | RS-474 | Bastu | Bastu | 12 Katha 2 Chatak | 90,00,000/- | 1,20,03,750/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road. |
| Grand Total : | | | | | 20.0063Dec | 90,00,000 /- | 120,03,750 /- | |

Structure Details :

| Sch No. | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| B1 | On Land L1 | 1800 Sq Ft. | 10,00,000/- | 13,50,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1800 sq ft | 10,00,000 /- | 13,50,000 /- | |












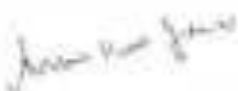


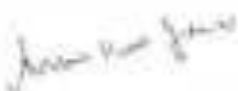


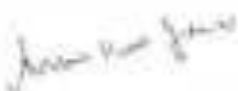


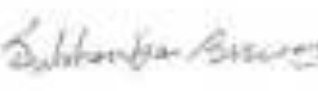


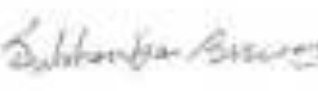


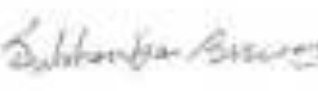


Major Information of the Deed :- I-1524-03464/2018-14/06/2018

Developer Details :

| Sl No | Name, Address, Photo, Fingerprint and Signature |
|-------|--|
| 1 | PIONEER DEVELOPER 48/A, Paluatata Lane, 'BIMALA APARTMENT', P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115 PAN No.: AANFP6542R, Status Organization, Executed by Representative |







Representative Details :

| Sl No | Name, Address, Photo, Fingerprint and Signature | | | | | | | | | | | | |
|--|--|---|---|-------------|-----------|--|--|---|---|--|--|--|--|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office </td> <td>  Jul 14 2018 12:30PM </td> <td>  LT 14/06/2018 </td> <td>  14/06/2018 </td> </tr> <tr> <td colspan="4"> KIRANALAYA, Ground Floor, Sasachar Tarafdar Road, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of PIONEER DEVELOPER (as Partner) </td> </tr> </tbody> </table> | Name | Photo | Fingerprint | Signature | Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office |  Jul 14 2018 12:30PM |  LT 14/06/2018 |  14/06/2018 | KIRANALAYA, Ground Floor, Sasachar Tarafdar Road, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of PIONEER DEVELOPER (as Partner) | | | |
| Name | Photo | Fingerprint | Signature | | | | | | | | | | |
| Mr BISWANATH DAS Son of Late Narayan Chandra Das Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office |  Jul 14 2018 12:30PM |  LT 14/06/2018 |  14/06/2018 | | | | | | | | | | |
| KIRANALAYA, Ground Floor, Sasachar Tarafdar Road, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of PIONEER DEVELOPER (as Partner) | | | | | | | | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office </td> <td>  Jul 14 2018 12:30PM </td> <td>  LT 14/06/2018 </td> <td>  14/06/2018 </td> </tr> <tr> <td colspan="4"> N.S.D. Ghat Road, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of: PIONEER DEVELOPER (as Partner) </td> </tr> </tbody> </table> | Name | Photo | Fingerprint | Signature | Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office |  Jul 14 2018 12:30PM |  LT 14/06/2018 |  14/06/2018 | N.S.D. Ghat Road, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of: PIONEER DEVELOPER (as Partner) | | | |
| Name | Photo | Fingerprint | Signature | | | | | | | | | | |
| Mr ARUN KUMAR JANA Son of Late Sudhir Kumar Jana Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office |  Jul 14 2018 12:30PM |  LT 14/06/2018 |  14/06/2018 | | | | | | | | | | |
| N.S.D. Ghat Road, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of: PIONEER DEVELOPER (as Partner) | | | | | | | | | | | | | |
| 3 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office </td> <td>  Jul 14 2018 12:37PM </td> <td>  LT 14/06/2018 </td> <td>  14/06/2018 </td> </tr> <tr> <td colspan="4"> 2no. Subhash Nagar, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of PIONEER DEVELOPER (as Partner) </td> </tr> </tbody> </table> | Name | Photo | Fingerprint | Signature | Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office |  Jul 14 2018 12:37PM |  LT 14/06/2018 |  14/06/2018 | 2no. Subhash Nagar, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of PIONEER DEVELOPER (as Partner) | | | |
| Name | Photo | Fingerprint | Signature | | | | | | | | | | |
| Mr SUBHANKAR BISWAS Son of Mr Madhab Chandra Biswas Date of Execution - 14/06/2018, Admitted by: Self, Date of Admission: 14/06/2018, Place of Admission of Execution: Office |  Jul 14 2018 12:37PM |  LT 14/06/2018 |  14/06/2018 | | | | | | | | | | |
| 2no. Subhash Nagar, P.O.- Sukchar, P.S.- Khardaha, Panihati, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Status Representative, Representative of PIONEER DEVELOPER (as Partner) | | | | | | | | | | | | | |



Major Information of the Deed :- 1-1524-03484/2018-

Land Lord Details :

| Sl. No. | Name, Address, Photo, Finger-print and Signature |
|---------|--|
| 1 | Name Photo Finger-print Signature |
| 1 | <p>Mrs Gayatri Ghosh Wife of Late Anil Kumar Ghosh Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>   <p>14/06/2018 LT 14/06/2018</p> <p>Gayatri Ghosh</p> <p>Ghoshpara Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCWPG9406J, Status :Individual, Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p> |
| 2 | <p>Mr Arun Kumar Ghosh Son of Late Kanailal Ghosh Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>   <p>14/06/2018 LT 14/06/2018</p> <p>Arun Kumar Ghosh</p> <p>Ghoshpara Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPG9059B, Status :Individual, Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p> |
| 3 | <p>Mr Alok Kumar Ghosh (Presentant) Son of Late Kanailal Ghosh Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p>   <p>14/06/2018 LT 14/06/2018</p> <p>Alok Kumar Ghosh</p> <p>Ghoshpara Road, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPG8968D, Status :Individual, Executed by: Self, Date of Execution: 14/06/2018 Admitted by: Self, Date of Admission: 14/06/2018, Place : Office</p> |

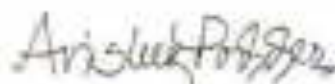


Major Information of the Deed :- I-1524-03464/2018-14/06/2018

Identifier Details :**Name & address**

Mr Avishkek Podder
 Son of Mr Basudeb Podder
 Srinam Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District -North 24-Parganas, West Bengal, India, PIN - 700113.
 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India. Identifier Of Mrs Gayatri Ghosh, Mr Arun Kumar Ghosh, Mr Aloke Kumar Ghosh, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr BUSHANKAR BISWAS

14/06/2018


Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|-------------------------------|
| 1 | Mrs Gayatri Ghosh | PIONEER DEVELOPER-6 66875 Dec |
| 2 | Mr Arun Kumar Ghosh | PIONEER DEVELOPER-6 66875 Dec |
| 3 | Mr Aloke Kumar Ghosh | PIONEER DEVELOPER-6 66875 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|--------------------------------------|
| 1 | Mrs Gayatri Ghosh | PIONEER DEVELOPER-600.00000000 Sq Ft |
| 2 | Mr Arun Kumar Ghosh | PIONEER DEVELOPER-600.00000000 Sq Ft |
| 3 | Mr Aloke Kumar Ghosh | PIONEER DEVELOPER-600.00000000 Sq Ft |

Endorsement For Deed Number : 1 - 152403464 / 2018

14/06/2018

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 62 & Rule 22A(3), 46(1), W.B. Registration Rules, 1962)

Presented for registration at 11:38 hrs. on 14-06-2018, at the Office of the A.D.S.R. SODEPUR by Mr Aloke Kumar Ghosh one of the Executants.

Certificate of Market Value (WB PVY (rules of 2001))

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,33,63,750/-



Major Information of the Deed :- 1-1524-03464/2018-14/06/2018

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

Execution is admitted on 14/06/2018 by 1. Mrs Gayatri Ghosh, Wife of Late Anil Kumar Ghosh, Ghoshpara Road, P.C Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 2. Mr Arun Kumar Ghosh, Son of Late Kanailal Ghosh, Ghoshpara Road, P.C Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 3. Mr Aloke Kumar Ghosh, Son of Late Kanailal Ghosh, Ghoshpara Road, P.C Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

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

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

Execution is admitted on 14-06-2018 by Mr BISWANATH DAS, Partner, PIONEER DEVELOPER (Partnership Firm), 45/A, Patuatala Lane, "BIMALA APARTMENT", P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

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

Execution is admitted on 14-06-2018 by Mr ARUN KUMAR JANA, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, "BIMALA APARTMENT", P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

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

Execution is admitted on 14-06-2018 by Mr SUBHANKAR BISWAS, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, "BIMALA APARTMENT", P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,021/- (B = Rs 70,000/- E = Rs 21/-) and Registration Fee paid by Cash Rs 0/-, by online = Rs 70,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2018 9:00AM with Govt. Ref. No: 192018190248760721 on 14-06-2018, Amount Rs: 70,021/-, Bank AXIS Bank (UTIB0000005), Ref. No. 295794214 on 14-06-2018, Head of Account 0030-03-104-001-15

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 1899, Amount: Rs 5,000/-, Date of Purchase: 13/06/2018, Vendor name: R Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2018 9:00AM with Govt. Ref. No: 192018190248760721 on 14-06-2018, Amount Rs: 15,021/-, Bank AXIS Bank (UTIB0000005), Ref. No. 295794214 on 14-06-2018, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh

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



Major Information of the Deed :- I-1524-03464/2018

State of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 1524-2018, Page from 110162 to 110211
Deed No 152403464 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.08.19 14:21:41 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 19-06-2018 14:14:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)