2391 I-02281/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

P 510761

18.4.18

Q-0-605645/18

[redacted] submitted 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

18 APR 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 18th day of April Two Thousand and Eighteen (2018) in Christian Era

BY AND BETWEEN

No. 3482 Value 10000/-
Date 16.04.2018
Sold to Tapan Ghosh, Adv,
Address Sealdah Civil Court
Kol-14.
Vendor

Sealdah Civil Court
ALOKE MUKHERJEE

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

Additional District Sub-Registrar
Sodepur, North 24 Parganas
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Sandip Das
S/O Sri Dilip Das
R.K. Pally, Baikati,
P.S. - Khardah, Kol-114,
Occu - Business.

1) SMT. PRATIVA KUNDU, Pan no. - CYDPK6421J Wife of Late Sudhangshu Kumar Kundu , by Religion - Hindu, by Occupation - House wife , **2) SRI SUBIMAL KUNDU** , Pan no. - AXZPK8723G, Son of Late Sudhangshu Kumar Kundu , by Religion - Hindu, by Occupation - Service, **3) SRI SUNIRMAL KUNDU** , Pan no. - CEIPK3047M , by Religion - Hindu, by Occupation - Service, and **4) SMT. SUMITA GUHA RAY**, Pan no. - ARUPG7789D , Wife of Sri Tarun Kumar Guha Ray , Daughter of Late Sudhangshu Kumar Kundu , by Religion - Hindu, by Occupation - House wife , all are residing at present 51/40 , New Colony Road , Paschimpara , P.O.- Rahara , Police Station - Khardah, District - North 24 Parganas, Kolkata - 700 118, hereinafter 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, executors, administrators, successors, legal representatives and or assigns etc) of the ***One Part***. **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** , 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 , (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 ***Other Part.***

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WHEREAS:

1.1 One Sudhangshu Kumar Kundu , Son of Late Ram Chandra Kundu , was the recorded assesses in respect of ALL THAT PIECE and parcel of land measuring more or less 03 Cotthas 15 Chittaks 33 Square feet after purchased the said property by an registered Deed of Indenture , executed and registered on 22/12/1971 by Atma Ram Mishir and 5 others in favour of said Sudhangshu Kumar Kundu , the same was registered in the Office of Sub Registrar Office at Barrackpore , recorded into Book no. - I, Volume no. - 71, Written in pages from 285 to 287, Being no. - 4699.

1.2 That in the Settlement Record the land area has been recorded more less 03 Cottahs 10 Chhitaks 08 Sqft. instead of aforesaid landed area of Sudhangshu Kumar Kundu which is lying and situates within the Limit of Khardah Municipality,P.O. - Rahara, New Colony Road, Paschimpara, P.S. - Khardah, , appertaining to Mouza - Rahara, J.L. no. - 03, Re.Su. no. - 61 , Touzi no. - 184- 190;comprised and contained in R.S. Dag no.- 580 & 581 with R.S.Khatian no.-192 & 193,District North 24 Parganas, A.D.S.R. Sodepur.

1.3 Immediate after becoming the absolute Owner of the aforesaid land Sudhangshu Kumar Kundu duly mutated his name with the Khardah Municipality and also mutated his name with his land before the Settlement Record under, L.R. Dag no. - 1389, L.R. Khatian no. - 3336 within the Mouza - Rahara, Police Station - Khardah, and while seized and possessed the aforesaid land Sudhangshu Kumar Kundu constructed a pucca building thereon and since deceased Sudhangshu Kumar Kundu was seized and possessed the same as an absolute Owner of the Premises lying on the Municipal Holding no - 51/40 , New Colony Road , Paschimpara , P.O.- Rahara , Police Station - Khardah, District - North 24 Parganas, Kolkata - 700 118, which is clearly stated and described in the First Schedule herein below and hereinafter called and referred to as the SAID PREMISES.

1.4. That while seized and possessed the aforesaid Premises having absolute right , title and interest said Sudhangshu Kumar Kundu died intestate on 04.06.2005 , leaving behind him surviving his Wife Smt. Prativa Kundu , the Owner no. - 1 herein , two sons namely 1) Sri Subimal Kundu , the Owner no. - 2 herein , 3) Sri Sunirmal Kundu , the Owner no. - 3 herein and only daughter

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namely Smt. Sumita Guha Ray , the Owner no. – 4 herein as his only legal heirs and successors according to the Hindu Succession Act, 1956 and they all jointly inherited the Estate left by the deceased Sudhangshu Kumar Kundu , owned and acquired each equal undivided 1/4th share of the said Premises.

1.5 That by the foregoing events and facts Smt. Prativa Kundu , Sri Subimal Kundu , Sri Sunirmal Kundu and Smt. Sumita Guha Ray jointly became the Owners of the said Premises and they all mutated their names with the local Khardah Municipality under the Holding no. - 51/40 , New Colony Road , Paschimpara , P.O.- Rahara , Police Station – Khardah, District – North 24 Parganas, Kolkata – 700 118 , lying and situates at Mouza – Rahara,, comprised and contained in L.R. Dag no. – 1389 , L.R. Khatian no. – 3336.

1.6. That the Owners herein do hereby indemnify that they are now lawfully and absolutely seized, possessed and hold the Said Premises comprising with land measuring more or less 03 Cotthas 10 Chhittaks 08 Square feet and pucca building standing thereon.

1.7. The Owners also indemnify that they have good marketable title on their said Premises and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

1.8. The Owners are now desirous to build up their own residential units upon the land measuring more or less 03 Cotthas 10 Chhittaks 08 Square feet , 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"**

1.9. 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.

1.10. That after several meetings and duly scrutinizing of the proposals and all other relevant aspects, the Owners of the Said Premises have considered the

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proposal 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.

1.11. 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 WITNESSETH and it is hereby agreed by and between the parties herein as follows:

1.1 OWNER Shall mean Smt. Prativa Kundu, Sri Subimal Kundu, Sri Sunirmal Kundu and Smt. Sumita Guha Ray 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 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+4 storied to be constructed on the Holding no.- 51/40 , New Colony Road , Paschimpara ,

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P.O.- Rahara , Police Station – Khardah, District – North 24 Parganas, Kolkata – 700 118 , lying and situates at Mouza – Rahara,, comprised and contained in L.R. Dag no. – 1389, L.R. Khatian no. – 3336 , 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)

I. The Owner shall entitle to get 44% forty four 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. – B, (South-East side) containing an area more or less 675 Sqft. constructed area (covered area + stair + corridor).

ii) One complete residential Flat, on the First Floor vide Flat No. – A, containing an area more or less 545 Sq..ft. (covered area + stair + corridor).

iii) One complete residential Flat , on the Second Floor vide Flat No. – B, (South-East side) containing an area more or less 675 Sqft. (covered area + stair + corridor)

iv) One complete residential Flat , on the Second Floor vide Flat No. – C, (South-West side) containing an area more or less 675 Sq..ft. (covered area + stair + corridor)

SECONDLY

One Covered Garage vide no.- 1, on the Ground floor, measuring more or less 150 Sqft covered area

One Covered Garage vide no.- 2, on the Ground floor, measuring more or less 140 Sqft covered area

It is also agreed by and between the Parties hereto if any execess area leads to consider for Owners' Allocation comprising with above Flats and Garages

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followed by 44% then Owners shall pay consideration amount @ Rs. 2,200/- rupees two thousand two hundred only per sq. feet upon the such excess area to the Developer similarly Developer also pay the consideration amount to the Owners upon the remaining areas whatsoever shall due followed by 44% after delivery the above Flats and Garages to the Owners.

The Developer will pay consideration amount **to the each** Owners and such payment will make by the following manners.

a) Rs. 50,000/- Rupees fifty thousand for each Owners on the date of execution of these presents.

b) Rs.1,50,000/- Rupees one Lakh Fifty Thousand for each Owners after 1 month from the date of execution of these presents.

c) Another in-terim payment of Rs. 1,00,000/- Rupees One Lakh would be made to each owners after completion of flooring.

V) 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 Owner's Allocation.

VI) On completion of the respective Flats, the Developer shall hand over the Owner's Allocation to the Owner together with the rights in common, the common facilities and amenities in the building.

VII) The allocation of the flat will be done on the request of the Owner amicably in presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute.

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

IX) The Development Agreement along with finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area 03 Cottahs 10 Chittaks 08 Square feet more or less.

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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.

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 Owner 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 Attorneys.

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1.13 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.

1.14 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.

1.15 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.

ARTICLE – II –OWNERS RIGHT AND REPRESENTATIONS

2.1 The Owner indemnify that she is absolutely 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 , Office and

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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 those 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.

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.

3.8 That the Developer have absolute right to amalgamate all the adjacent plots of the Owners in a single holding before the Khardah Municipality of the Schedule property and also have right to amalgamate besides the plots of the schedule property further adjacent plots if it need in future.

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

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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.

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.

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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 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 her 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.

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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.

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.

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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 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 accommodation for the owners no. 2 & 3 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 Owner's allocation in the proposed new building by the Developer Firm. And the entire sale proceed 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 03 Cotthas 10 Chittaks 08 Square feet Togetherwith old delapidated Pucca structure measuring more or less 700 Square feet lying and situated at Holding no. - 51/40 , Paschimpara , P.O.- Rahara , Police Station – Khardah, District – North 24 - Parganas, Kolkata – 700 118 , lying and situates at Mouza – Rahara,, comprised and contained in R.S. Dag no. – 580 & 581 with R.S. Khatian no. – 192 & 193 ,

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L.R. Dag no. - 1389 , L.R. Khatian no. - 3336, within the Office of A.D.S.R. at Sodepur butted and bounded as follows :-

On the North : Dag no - 676
On the South : 10ft wide Municipal Road
On the East : Dag no. - 597
On the West: : H/o Roy Babu

Second Schedule (Owner's Allocation & Consideration)

OWNERS' ALLOCATION (SHARE)

I. The Owner shall entitle to get 44% forty four 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. - B, (South-East side) containing an area more or less 675 Sqft. constructed area (covered area + stair + corridor).

ii) One complete residential Flat, on the First Floor vide Flat No. - A, containing an area more or less 545 Sq..ft. (covered area + stair + corridor).

iii) One complete residential Flat , on the Second Floor vide Flat No. - B, (South-East side) containing an area more or less 675 Sqft. (covered area + stair + corridor)

iv) One complete residential Flat , on the Second Floor vide Flat No. - C, (South-West side) containing an area more or less 675 Sq..ft. (covered area + stair + corridor)

SECONDLY

One Covered Garage vide no.- 1, on the Ground floor, measuring more or less 150 Sqft covered area

One Covered Garage vide no.- 2, on the Ground floor, measuring more or less 140 Sqft covered area

It is also agreed by and between the Parties hereto if any execess area leads to consider for Owners' Allocation comprising with above Flats and Garages followed by 44% then Owners shall pay consideration amount @ Rs. 2,200/- rupees two thousand two hundred only per sq. feet upon the such excess area

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to the Developer similarly Developer also pay the consideration amount to the Owners upon the remaining areas whatsoever shall due followed by 44% after delivery the above Flats and Garages to the Owners.

The Developer will pay consideration amount to the **each** Owners and such payment will make by the following manners.

a) Rs. 50,000/- Rupees fifty thousand for each Owners on the date of execution of these presents.

b) Rs.1,50,000/- Rupees one Lakh Fifty Thousand for each Owners after 1 month from the date of execution of these presents.

c) Another in-terim payment of Rs. 1,00,000/- Rupees One Lakh would be made to each owners after completion of flooring.

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.

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

Additional District Sub-Registrar
Sealdah, North 24 Parganas

18 APR 2018

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 wash hand basin is in dinning space of each Flat & one Hand shower
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
		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 .

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

Additional District Sub-Registrar
Sodepur, North 24 Parganas

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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.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

18 APR 2018

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) Smt. Prativa Kundu ,
2) Sri Subimal Kundu ,
3) Sri Sunirmal Kundu and
4) Smt. Sumita Guha Ray
At Kolkata
In the presence of:

1. Prativa Kundu.
2. Subimal Kundu
3. Sunirmal Kundu
4. Sumita Guha Ray

Tarun Kumar Guha Ray
Barishal Tally, P.O. Rahara
24 Pgs (N), Kolkata - 700118

PIONEER ASSOCIATES

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

1. Partner
2.

Swarup Biswas.
55/1, Nandan Kanan
Belgharia
Kolkata - 700056.

Drafted by

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

Additional District Sub Registrar, Sodepur, District North 24 Parganas

Additional District Sub-Registrar
Sodepur, North 24 Parganas

18 APR 2018

MEMO OF CONSIDERATION

RECEIVED FROM THE WITHIN NAMED DEVELOPER THE WITHIN MENTIONED SUM OF RS 2,00,000/- (RUPEES TWO LAKHS) ONLY. AS PER MEMO OF CONSIDERATION MENTIONED BELOW.

By :-

Date	Chq No	Bank	Branch	Amount
18/4/2018	002465	BOB	Khardah	45,000/-
"	002466	"	"	5,000/-
"	002467	"	"	45,000/-
"	002468	"	"	5,000/-
"	002469	"	"	45,000/-
"	002470	"	"	5,000/-
"	002471	"	"	45,000/-
"	002472	"	"	5,000/-

Total Rs. 2,00,000/-

(Rupees Two Lakhs) only

Signed and delivered by the Owners Smt. Prativa Kundu , Sri Subimal Kundu , Sri Sunirmal Kundu and Smt. Sumita Guha Ray At Kolkata

1. Prativa Kundu
2. Subimal Kundu
3. Sunirmal Kundu
4. Sumita Guha Ray

In the presence of

Varun Kumar Guha Ray
Barishat Pally, P.O. Pahara
24 Pgs (N), Kolkata - 700118

Swarup Biswas
55/1, Nandan Kanan
Alipore,
Kolkata - 700056

Soumitra Dey
R.K. Pally, Panihati

Additional District Sub-Registrar
Sodepur, North 24-Parganas

18 APR 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
 Kanti Ranjan Das.						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Kanti Ranjan Das.

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Gopal Sen.						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Gopal Sen.

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Pratima Kundu.						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Pratima Kundu.

Additional District Sub-Registrar,
Sodepur, North 24 Parganas

18 APR 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
 Subimal Kundu						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Subimal Kundu

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

Signature : Sunimal Kundu

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Sumita Guha Ray						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Sumita Guha Ray

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

Additional District Sub-Registrar
Sodepur, North 24-Parganas

18 APR 2018

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADSPD7299P

नाम /NAME

KANTI RANJAN DAS

पिता का नाम /FATHER'S NAME

NALINI KANTA DAS

जन्म तिथि /DATE OF BIRTH

12-02-1954

हस्ताक्षर /SIGNATURE

Kanti Ranjan Das

आयकर आयुक्त, ए.ए./XI

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

Kanti Ranjan Das

इस कार्ड के खो / गिर जाने पर सूचना जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number
AGAPD0725H

Signature

15/02/2010

Gopal Das

If this card is lost / someone's lost card is found, please inform/return to :
Income Tax PAN Service Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045
Tel: 91-20-2721 8081 / 2721 8081
e-mail : uisnsdl@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER ASSOCIATES

भारत सरकार
GOVT. OF INDIA

20/02/2010

Permanent Account Number

AAMFP7725R

2007/2011

PIONEER ASSOCIATES

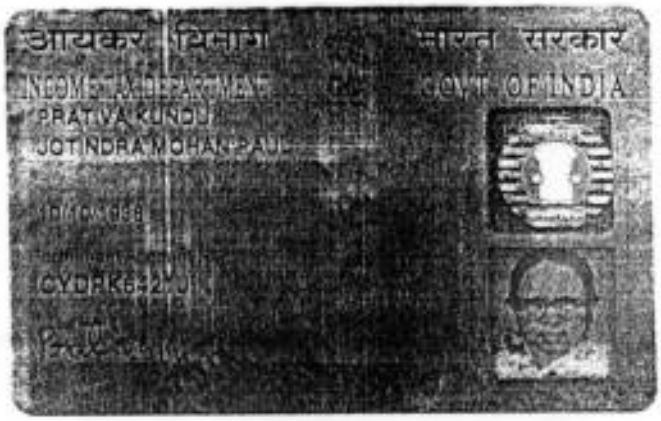
Partner

[illegible] / यदि यह कार्ड खोया हुआ कार्ड / मिलता है
[illegible]
[illegible]
[illegible]
कार्ड, पुणे – 411045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8081
e-mail: [illegible]

Sumita Guha Ray



Prativa Kundu.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBIMAL KUNDU
SUDHANGSHU KUMAR KUNDU
21/11/1965
Permanent Account Number
AXZPK8723G

Signature

Subimal Kundu

Sunirmal Kundu

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

GRN: 19-201819-022091044-1 Payment Mode Online Payment

GRN Date: 16/04/2018 14:25:05 Bank : AXIS Bank

BRN : 294527098 BRN Date: 16/04/2018 14:26:05

DEPOSITOR'S DETAILS

Id No. : 15240000605645/16/2018
[Query No./Query Year]

Name : KANTI RANJAN DAS

Contact No. : Mobile No. : +91 9123898230

E-mail :

Address : 1NO SURYASEN NAGAR PO PS HARDAH KOLKATA 700117

Applicant Name : Mr GOPAL DAS

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No. 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	15240000605645/16/2018	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	15240000605645/16/2018	Property Registration- Registration Fees	0030-03-104-001-16	2021
		Total		8042

In Words : Rupees Eight Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1524-02281/2018	Date of Registration	18/04/2018
Query No / Year	1524-0000605645/2018	Office where deed is registered	
Query Date	15/04/2018 12:43:34 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	GOPAL DAS KIRONALAY, SASADHAR TARAFDAR ROAD,Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700115, 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 : 2,00,000/-]	
Set Forth value		Market Value	
Rs. 2,00,000/-		Rs. 55,33,740/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 2,021/- (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: New Colony Road (Khardaha Municipality), Mouza: Rahara

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-1389	LR-3336	Bastu	Bastu	3 Katha 10 Chatak 8 Sq Ft	1,00,000/-	50,08,740/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
	Grand Total :				5.9996Dec	1,00,000 /-	50,08,740 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1,00,000/-	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	1,00,000 /-	5,25,000 /-	

Additional District Sub Registrar, Sodepur, District North 24 Parganas

nd Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mrs PRATIVA KUNDU Wife of Late SUDHANGSHU KUMAR KUNDU Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018 ,Place : Office	 18/04/2018	 LTI 18/04/2018	Prativa Kundu 18/04/2018
	51/40, NEW COLONY ROAD, PASCHIMPARA, 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.:: CYDPK6421J, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018 ,Place : Office			
2	Name	Photo	Fringerprint	Signature
	Mr SUBIMAL KUNDU (Presentant) Son of Late SUDHANGSHU KUMAR KUNDU Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018 ,Place : Office	 18/04/2018	 LTI 18/04/2018	Subimal Kundu 18/04/2018
	51/40, NEW COLONY ROAD, PASCHIMPARA, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXZPK8723G, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018 ,Place : Office			
3	Name	Photo	Fringerprint	Signature
	Mr SUNIRMAL KUNDU Son of Late SUDHANGSHU KUMAR KUNDU Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018 ,Place : Office	 18/04/2018	 LTI 18/04/2018	Sunirmal Kundu 18/04/2018
	51/40, NEW COLONY ROAD, PASCHIMPARA, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CEIPK3047M, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018 ,Place : Office			

Major Information of the Deed :- I-1524-02281/2018-18/04/2018

Name	Photo	Fingerprint	Signature
Mrs SUMITA GUHA RAY Wife of Mr TARUN KUMAR GUHA RAY Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 18/04/2018 ,Place : Office	 18/04/2018	 LTI 18/04/2018	Sumita Guha Ray 18/04/2018

51/40, NEW COLONY ROAD, PASCHIMPARA, 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.:: ARUPG7789D, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018
, Admitted by: Self, Date of Admission: 18/04/2018 ,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 - 18/04/2018, , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office  Apr 18 2018 3:41PM  LTI 18/04/2018 Kanti Ranjan Das 18/04/2018 1NO. 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 - 18/04/2018, , Admitted by: Self, Date of Admission: 18/04/2018, Place of Admission of Execution: Office  Apr 18 2018 3:39PM  LTI 18/04/2018 18/04/2018

Major Information of the Deed :- I-1524-02281/2018 (18/04/2018)

	KIRONALAY, 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 Mrs PRATIVA KUNDU, Mr SUBIMAL KUNDU, Mr SUNIRMAL KUNDU, Mrs SUMITA GUHA RAY, Mr KANTI RANJAN DAS, Mr GOPAL DAS	
Sandip Das	18/04/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs PRATIVA KUNDU	PIONEER ASSOCIATES-1.4999 Dec
2	Mr SUBIMAL KUNDU	PIONEER ASSOCIATES-1.4999 Dec
3	Mr SUNIRMAL KUNDU	PIONEER ASSOCIATES-1.4999 Dec
4	Mrs SUMITA GUHA RAY	PIONEER ASSOCIATES-1.4999 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs PRATIVA KUNDU	PIONEER ASSOCIATES-175.00000000 Sq Ft
2	Mr SUBIMAL KUNDU	PIONEER ASSOCIATES-175.00000000 Sq Ft
3	Mr SUNIRMAL KUNDU	PIONEER ASSOCIATES-175.00000000 Sq Ft
4	Mrs SUMITA GUHA RAY	PIONEER ASSOCIATES-175.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality), Mouza: Rahara

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1389(Corresponding RS Plot No:- 580/ 581), LR Khatian No:- 3336	Owner:শ্যামাচরণ কুমার কুণ্ডু, Gurdian:গোপাল চন্দ্র কুণ্ডু, Address:নিজ (পশ্চিম পাড়া), Classification:বাস্তু, Area:0.06000000 Acre,

Major Information of the Deed :- I-1524-02281/2018-18/04/2018

Endorsement For Deed Number : I - 152402281 / 2018

On 16-04-2018

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 55,33,740/-

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

On 18-04-2018

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 13:50 hrs on 18-04-2018, at the Office of the A.D.S.R. SODEPUR by Mr SUBIMAL KUNDU , one of the Executants.

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

Execution is admitted on 18/04/2018 by 1. Mrs PRATIVA KUNDU, Wife of Late SUDHANGSHU KUMAR KUNDU, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 2. Mr SUBIMAL KUNDU, Son of Late SUDHANGSHU KUMAR KUNDU, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 3. Mr SUNIRMAL KUNDU, Son of Late SUDHANGSHU KUMAR KUNDU, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 4. Mrs SUMITA GUHA RAY, Wife of Mr TARUN KUMAR GUHA RAY, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife

Indetified 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 18-04-2018 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

Indetified 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 18-04-2018 by Mr GOPAL 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

Indetified 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 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2018 2:26PM with Govt. Ref. No: 192018190220910441 on 16-04-2018, Amount Rs: 2,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 294527098 on 16-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1524-02281/2018-18/04/2018

/ment of Stamp Duty

ertified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 3482, Amount: Rs.1,000/-, Date of Purchase: 16/04/2018, Vendor name: A Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2018 2:26PM with Govt. Ref. No: 192018190220910441 on 16-04-2018, Amount Rs: 6,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 294527098 on 16-04-2018, 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

cate of Registration under section 60 and Rule 69.

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ume number 1524-2018, Page from 73883 to 73922

eing No 152402281 for the year 2018.

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

Digitally signed by Maitreyee Ghosh
Date: 2018.04.23 16:09:00 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 23-04-2018 16:08:08
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)