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 signature sheet / sheets & the
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Additional District Sub-Registrar
 Sodepur, North 24 Parganas

15 NOV 2018

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this
 15th day of November Two Thousand Eighteen 2018 in
 Christian Era By and Between

2-0-16538A9/18

NO. 1432 value 4000
Date 13.11.2018
Sold to Tarun Chandra Adv.
Address Seelvan Sivil Court
Vendor Seelvan Sivil Court Kol-14.
Seelvan Civil Court
VALOKE MUKHERJEE



Additional District/Sub-Registrar
Sodepur, North 24 Parganas

15 NOV 2018

Sandip Das
S/O Sandip Das
R.K. Pally, Samikati,
PS - Khardah, Kol-114,
occu - Business.

SRI SUKANTA CHAKRABORTY, Son of Late Shyama Kanta Chakraborty, by Citizen - Indian, by Religion - Hindu, by Occupation - Business, Residing at present 62/36, New Colony Road, Paschimpara, P.O.- Rahara, Police Station - Khardah, District - North 24 Parganas, Kolkata - 700 118, Pan no. - ACRPC4414H, Mob no. - 9831246385, hereinafter called and referred to as the "OWNER/LANDOWNER" (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, Son of Late Nalini Kanta Das, by Religion - Hindu, by Occupation - Business, residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, Dist. - North 24 Parganas, Kolkata - 700 117, Pan no. - ADSPD7299P, Mob no.- 9874666097 and 2) Sri Gopal Das, Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business, residing at "KIRONALAY", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115, Pan no. - AGAPD0725H, Mob no. - 9123898230 [which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, executors, administrators, successors - in office, legal representatives and or assigns etc.], of the Other Part.

WHEREAS:

1.1 By one registered Deed of Indenture made on 14th day of May 1971, where one Smt. Saraswati Devi, wife of Late Dankeshwar Mishir represented as the Owner, referred to as the Seller/ Vendor therein, who



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sold, transferred and conveyed ALL THAT piece of land measuring more or less 01 (one) Cottah 14 Fourteen Chhitaks 31 (thirty one) Square feet in favour of one Shyamakanta Chakraborty, the father of the present Owner herein, represented as the Purchaser therein , the said Deed of Indenture duly registered in the Office of A.D.S.R. at Barrackpore, recorded into Book no. - I, Volume no. - 39, Written in pages 73 to 76 Being no - 2197 for the year 1971 , at present the said land lying and situates at Holding no. - 62/36 , New Colony Road , Paschimpara , P.O.- Rahara , within the limit of Khardah Municipality , Ward no - 11 , Police Station - Khardah, District - North 24 Parganas, Kolkata - 700 118 , lying and situates at Mouza - Rahara,, comprised and contained in L.R. Dag no. -1388 , L.R. Khatian no. - 4961, within the Office of A.D.S.R. at Sodepur , which is clearly stated and descried in the First Schedule below and hereinafter called and referred to as the SAID PREMISES.

AND WHEREAS.

1.2 That by the manners aforesaid said Shyamakanta Chakraborty became the absolute Owner of the said Premises and while seized , possessed and entitled to an Ower of the said Premises said Shyamakanta Chakraborty died intestate on 13/05/2014 and his wife Alo Rani Chakraborty also died intestate before him on 06/02/2012 and after their demise they leaving behind them their only son Sri Sukanta Chakraborty , the present Owner herein as their only legal heirs and successors according to the Hindu Succession Act and as such said Sri Sukanta Chakraborty after inherited the said Premises became the absolute Owner.

1.3 That immediate after becoming the absolute owner of the inherited property i.e. Said Premises said Sukanta Chakraborty mutated his name with the local Khardah Municipality under the Holding no. - 62/36 , New Colony Road and also mutated in the L.R. Settlement Record under the Mouza - Rahara, comprised and contained in L.R. Dag no. - 1388, L.R. Khatian no. - 4961.



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1.4. That the Owner herein do hereby indemnify that he is now lawfully and absolutely seized, possessed and hold the Said Premises comprising with land measuring more or less 01 (one) Cottah 14 Fourteen Chhitaks 31 (thirty one) Square feet with old dilapidated residential building standing thereon.

1.5. The Owner also indemnify that he has good marketable title on his 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.

1.6. The Owners is now desirous to build up his own residential units upon the land measuring more or less 01 Cottah 14 Chhitaks 31 Square feet

1.7. That due to paucity of time to deploy strictly for his own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owner 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 his Said Premises.

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

1.9. 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 Sri Sukanta Chakraborty and his legal heirs and successors.



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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.- 62/36 , New Colony Road , Paschimpara , P.O.- Rahara , within the limit of Khardah Municipality , Ward no – 11 , Police Station – Khardah, District – North 24 Parganas, Kolkata – 700 118, lying and situates at Mouza – Rahara, comprised and contained in L.R. Dag no. –1388, L.R. Khatian no. – 4961, within the Office of A.D.S.R. at Sodepur for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities.

1.5 **SALEABLE SPACE**

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

1.6 **OWNERS' ALLOCATION (SHARE)** The Owner shall entitle to get 40% forty percent of constructed areas from the entire newly proposed



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building which will commence to construct and that constructed areas would be adjusted by the following manners:

- i) One complete residential Flat, on the Ground Floor vide Flat No. – D, (Northern side) containing an area more or less 775 Sqft. constructed area (covered area + stair + corridor).
- ii) One complete residential Flat, on the First Floor vide Flat No. – D (Northern side) , containing an area more or less 775 Sq..ft. (covered area + stair + corridor) .

The Developer on account will pay an amount of Rs. 50,000/- (Rupees Fifty Thousand) only to the Owner at the time of registration of these presents.

It is also agreed by and between the Parties hereto that in future if it will be found the total constructed area of the above Flats of the Owners is more than their allocation followed by 40% , then the Owner shall adjust such excess constructed area by making payment over such excess constructed area @ Rs. 2,200/- rupees two thousand two hundred only per sq. feet to the Developer similarly Developer also pay the consideration amount in the same rate to the Owner upon the remaining areas whatsoever shall due followed by 40% as Owners' Allocation after delivered the above Flats to the Owners.

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

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

vi) The allocation of the Flats have done on the request of the Owner and he agreed the same in presence of the Developer's authorized



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

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

ix) The Development Agreement along with finalization of the Owners' Allocation in the Said Project has been based on the computation of a Project on the land area 01 Cotthas 14 Chhitaks 31 Sqft more or less.

1.7 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners Allocation as stated in clause 1.6 all the remaining balance constructed space/area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sell 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



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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.

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.



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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 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



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

ARTICLE –V – SPACE ALLOCATION

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

5.2 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 similarly all the Flats in the said multi storied building/s (hereinafter referred to as "the Owner's Allocations") shall belong to the Owner and the Developer and the Owner shall be at liberty to sell



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transfer or deal with or dispose of their respective Allocation in such manner and on such terms and conditions as the Owner and 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 Owner in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.

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

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



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ARTICLE – VII PRE COMMENCEMENT 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.

ARTICLE – VIII – COMMON EXPENSES

B. 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



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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.

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



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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 one 01 accommodation for the owner and such accommodation shall be provided on a rental basis in the locality and the entire rent and all shifting 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. 1. 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.

11.2 The Developer hereby undertake that all adjustable amount with payment on this day of 50,000/- Rupees Fifty Thousand, would be made to the Owner on or before handover the khas possession of his Allocation .

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 01 Cotthas 14 Chittaks 31 Square feet Togetherwith old pucca structure measuring



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more or less 400 Sqfeet, standing thereon lying and situated at Holding no. - 62/36, New Colony Road, Paschimpara, P.O.- Rahara, within the limit of Khardah Municipality, Ward no - 11, Police Station - Khardah, District - North 24 Parganas, Kolkata - 700 118, lying and situates at Mouza - Rahara,, comprised and contained in L.R. Dag no. -1388, L.R. Khatian no. - 4961, within the Office of A.D.S.R. at Sodepur butted and bounded as follows :-

- On the North : 6ft wide common passage
On the South : Property of Prativa Kundu & Others.
On the East : Dag no. - 597
On the West: : Property of Ashis Guha Biswas

Second Schedule (Owner's Allocation & Consideration)

OWNERS' ALLOCATION (SHARE)

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

- i) One complete residential Flat, on the Ground Floor vide Flat No. - D (Northern side), containing an area more or less 775 Sqft. constructed area (covered area + stair + corridor).
- ii) One complete residential Flat, on the First Floor vide Flat No. - D (Northern side) , containing an area more or less 775 Sq..ft. (covered area + stair + corridor) .

The Developer will pay an amount of Rs. 50,000/- (Rupees Fifty Thousand) only to the Owner at the time of registration of these presents on account.

It is also agreed by and between the Parties hereto that in future if it will be found the total constructed area of the above Flats of the Owners is more than their allocation followed by 40% , then the Owners shall adjust such excess constructed area by making payment over such excess constructed area @ Rs. 2,200/- rupees two thousand two hundred only



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per sq. feet to the Developer similarly Developer also pay the consideration amount in the same rate to the Owners upon the remaining areas whatsoever shall due followed by 40% as Owners' Allocation after delivered the above Flats to the Owners.

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
Toilet :-	Bathroom fitted upto 6' height glazed tiles of standard brand . Toilet of Indian /commodes type , standard P.V.C . cistern . Floor finished with Floor Marble . All fittings are in standard type & one Hand shower.
Dinning :	One wash hand basin is in dinning space of each Flat.



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সোদপুর, জেলা উত্তর ২৪ পরগণা
০৫ জুলাই ২০১৯

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 .



সি. ডি. সা. রেজিস্ট্রার
বোদেপুর, উত্তর ২৪ পরগণা
05 NOV 2018

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.



সোদপুর, উত্তর ২৪ পরগণা জেলা, পশ্চিমবঙ্গ
05 NOV 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
Owner Sri Sukanta Chakraborty
At Kolkata
In the presence of:

Sukanta Chakraborty

Mina Chakraborty

*Paschim Parca
P.O. Bahara Kol 118*
Signed and delivered by the
Developer Pioneer Associates
By their Partners
At Kolkata
In the presence of:

Aras Anand

*Khariy
107-112*

*Sandip Dal
R.K. Sanyal, Semikati*
Drafted by

Tapas Chanda

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

PIONEER ASSOCIATES











Kamla Ranjan Das
Partner



Additional District Sub-Inspector
Sodepur, District North 24 Parganas
07 5 NOV 2018












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

Kamli Ranjan Das.

<i>PHOTO</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

Signature : *Kamli Ranjan Das*

Pran An.

<i>PHOTO</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

Signature : *Pran An.*

Srujan Choudhary

<i>PHOTO</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
						



সোদেপুর উপবিভাগ, উত্তর ২৪ পরগণা জেলা
০৫ নভেম্বর ২০১৯

MEMO OF CONSIDERATION

Received from the within named developer the within mentioned sum of Rs 50,000/- (rupees fifty thousand) only. as per memo of consideration mentioned below.

By :- B.O. B/KDH BR./26.10.18/002785 - 45,000/-
" " / 26.10.18/002786 - 5,000/-

Total Rs. 50,000/-

(Rupees Fifty Thousand) only

Signed and delivered by the
Sri Sukanta Chakraborty
At Kolkata
In the presence of

Sukanta Chakraborty

1. *Mina Chakraborty*
Paschim Para
P.O Raharza Kol 118

2. *Aras Bhow*
Aras Bhow
69-117



ଅତିରିକ୍ତ ଜିଲ୍ଲା ସବ୍ ରେଜିଷ୍ଟ୍ରାର
ବୋଡ଼ପୁର, ଜିଲ୍ଲା ଉତ୍ତର ୨୪ ପାର୍ଗଣା
05 NOV 2018

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ACRPC4414H



नाम /NAME

SUKANTA CHAKRABORTY

पिता का नाम /FATHER'S NAME

SHYAMA KANTA CHAKRABORTY

जन्म तिथि /DATE OF BIRTH

14-09-1959

हस्ताक्षर /SIGNATURE

Sukanta
Chakraborty

आयकर अधिकारी, प.प्र. XI

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

Sukanta Chakraborty



PIONEER ASSOCIATES

 Partner

कार्ड 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		असल संख्या, प.नं. XI COMMISSIONER OF INCOME-TAX, W.S. - XI

Kanti Ranjan Das

इस कार्ड के खो / गिर जाने पर दृष्ट्या जारी करने वाले अधिकारी को सूचित / सापस कार्ड में संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी), पी-7, चौबिंग्डी बस्सापर, कलकत्ता - 700 069.

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

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

19-201819-030576276-1

Payment Mode Online Payment

Date: 15/11/2018 09:41:08

Bank : AXIS Bank

AKN : 299682487

BRN Date: 15/11/2018 09:42:10

DEPOSITOR'S DETAILS

Id No. : 15240001653849/2/2018

[Query No./Query Year]

Name : GOPAL DAS

Contact No. :

Mobile No. : +91 9123898230

E-mail :

Address : DR GOPAL CHATTERJEE RD PS KHARDAH KOLKATA 700118

Applicant Name : Shri GOPAL DAS

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240001653849/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	21
2	15240001653849/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				542

In Words : Rupees Five Hundred Forty Two only

Major Information of the Deed

Deed No / Year	I-1524-06451/2018	Date of Registration	15/11/2018
Query Date	1524-0001653849/2018	Office where deed is registered	A.D.S.R. SODEPUR, District: North 24-Parganas
Applicant Name, Address & Other Details	29/10/2018 5:20:48 PM		
Transaction	GOPAL DAS 23, DR. GOPAL CHATTERJEE ROAD, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9123898230, Status : Buyer/Claimant		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value Rs. 28,03,062/-		
Stampduty Paid(SD)	Registration Fee Paid Rs. 5,021/- (Article:48(g))		
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, Ward No: 11, Holding No:62/36

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1388	LR-4961	Bastu	Bastu	1 Katha 14 Chatak 31 Sq Ft		25,03,062/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road.
Grand Total :					3.1648Dec	0/-	25,03,062/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.) *	Other Details
S1	On Land L1	400 Sq Ft.	0/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	0/-	3,00,000/-	



Details :

Name,Address,Photo,Finger print and Signature



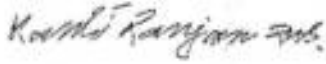


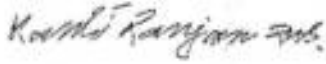


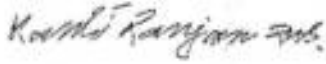
Name	Photo	Fingerprint	Signature
Shri SUKANTA CHAKRABORTY Son of Late SHYAMA KANTA CHAKRABORTY Executed by: Self, Date of Execution: 15/11/2018 , Admitted by: Self, Date of Admission: 15/11/2018 ,Place : Office			
	15/11/2018	LT 15/11/2018	15/11/2018

62/36 , NEW COLONY ROAD , PASCHIMPARA, P.O:- RAHARA, P.S:- Kamardanga, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACRPC4414H, Status :Individual, Executed by: Self, Date of Execution: 15/11/2018
 , Admitted by: Self, Date of Admission: 15/11/2018 ,Place : Office



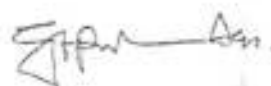
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES KHARDAH , 12A/1/35 , KHARDAH STATION ROAD, P.O:- KHARDAH, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117 . PAN No.:: AAMFP7725R, Status :Organization, Executed by: Representative

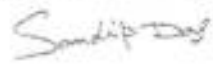
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 15/11/2018, , Admitted by: Self, Date of Admission: 15/11/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 15 2018 12:56PM</td> <td>LT 15/11/2018</td> <td>15/11/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 15/11/2018, , Admitted by: Self, Date of Admission: 15/11/2018, Place of Admission of Execution: Office					Nov 15 2018 12:56PM	LT 15/11/2018	15/11/2018
Name	Photo	Finger Print	Signature										
Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 15/11/2018, , Admitted by: Self, Date of Admission: 15/11/2018, Place of Admission of Execution: Office													
	Nov 15 2018 12:56PM	LT 15/11/2018	15/11/2018										
1 NO. SURYASEN NAGAR, P.O:- KHARDAH, P.S:- Khardaha, Khardah, 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)													



Name	Photo	Finger Print	Signature
GOPAL DAS (Deceased) Son of Late NARAYAN CHANDRA DAS Date of Execution - 15/11/2018, Admitted by: Self, Date of Admission: 15/11/2018, Place of Admission of Execution: Office	 Nov 15 2018 12:55PM	 LT1 15/11/2018	 15/11/2018
23, DR. GOPAL CHATTERJEE 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	
Shri SANDIP DAS Son of Shri DILIP DAS R. K. PALLY, P.O:- PANIHATI, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Shri SUKANTA CHAKRABORTY, Shri KANTI RANJAN DAS, Shri GOPAL DAS	15/11/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SUKANTA CHAKRABORTY	PIONEER ASSOCIATES-3.16479 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SUKANTA CHAKRABORTY	PIONEER ASSOCIATES-400.00000000 Sq Ft



as per Land Record

Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality),
Ward No: 11, Holding No:62/36

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 1388(Corresponding RS Plot No:- 574/676), LR Khatian No:- 4961	Owner:সুকান্ত চক্রবর্তী, Gurdian:শ্যামাকান্ত , Address:খড়দহ , Classification:বান্দ, Area:0.04 Acre,	Shri SUKANTA CHAKRABORTY

Endorsement For Deed Number : I - 152406451 / 2018

On 15-11-2018

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

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

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

Presented for registration at 11:56 hrs on 15-11-2018, at the Office of the A.D.S.R. SODEPUR by Shri GOPAL DAS .

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 28,03,062/-

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

Execution is admitted on 15/11/2018 by Shri SUKANTA CHAKRABORTY, Son of Late SHYAMA KANTA CHAKRABORTY, 62/36 , NEW COLONY ROAD , PASCHIMPARA, P.O: RAHARA, Thana: Kamardanga , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

Indetified by Shri SANDIP DAS, . . Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha , City/Town: PANIHATI, 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 15-11-2018 by Shri KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES, KHARDAH , 12A/1/35 , KHARDAH STATION ROAD, P.O:- KHARDAH, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Shri SANDIP DAS, . . Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 15-11-2018 by Shri GOPAL DAS, PARTNER, PIONEER ASSOCIATES, KHARDAH , 12A/1/35 , KHARDAH STATION ROAD, P.O:- KHARDAH, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Shri SANDIP DAS, . . Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha , City/Town: PANIHATI, 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 521/- (B = Rs 500/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2018 9:42AM with Govt. Ref. No: 192018190305762761 on 15-11-2018, Amount Rs: 521/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 299682487 on 15-11-2018, Head of account 0030-03-104-001-16



Duty

Required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-,

Rs 21/-

of Stamp

Stamp: Type: Court Fees, Amount: Rs.10/-

Stamp: Type: Impressed, Serial no 1492, Amount: Rs.5,000/-, Date of Purchase: 15/11/2018, Vendor name: A .

wukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/11/2018 9:42AM with Govt. Ref. No: 192018190305762761 on 15-11-2018, Amount Rs: 21/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 299682487 on 15-11-2018, Head of Account 0030-02-103-003-02



Indradip Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal



Registration under section 60 and Rule 69.

Registered in Book - I

Serial number 1524-2018, Page from 204056 to 204090
Being No 152406451 for the year 2018.



Digitally signed by INDRADIP GHOSH
Date: 2018.11.20 16:39:59 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 20-11-2018 16:35:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)