भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL C 087350

[redacted]

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 28th day of June, 2016 (Two Thousand and Sixteen) as per CHRISTIAN ERA.

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22/6/16

11797

Name M/S Project Dev

Sukchar Kol-115

Address

PS Khardah 24 Pgs (N)

Dist

Nature of Tenancy

Nature of Security

Date of Purchase 20/6/16

Total Amount 1120/-

Signature of Vendor

22/6/16

Aripkar Podder
S/o Basudeb Podder
Sriramnagar,
P.O. Kapagari,
P.S. Gwola, 24-113
Service.

28 JUN 2016

BETWEEN

SRI PARTHA PRATIM BARMAN, Son of Late Tara Chand Barman, by Nationality- Indian, by Religion - Hindu, by Occupation - Service, residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District - North 24 Parganas, Kolkata - 700115, **PAN no. CHGPB2468E,** hereinafter called and referred to as the" **LAND OWNER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

AND

"M/S. PIONEER DEVELOPER" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

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

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

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by

Advocate Sandipan Bhattacharjee
Alipore

Contd...3

[illegible]

[illegible]

[illegible]

09 JUN 2016

occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/ DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**

WHEREAS the land Owner hereof is the absolute and lawful owner of a plot of land measuring more or less 4 cottahs 8 chittaks 23 sq.ft. of land togetherwith a one storied pucca residential building standing thereon having constructed covered area 600 sq.ft. within **Mouza-Sukchar,** J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 2039,** under R.S. Khatian No. 426, P.S.-Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 48 Nalin Deb Biswas Road, under Ward No. 1, by virtue of Inheritance from his deceased father namely Late Tara Chand Barman and by virtue of a Registered Deed of Gift, vide Deed no. 152402599 which was executed and registered by his four full blooded sisters namely SMT. PRAGATI RISHI (Wife of Late Brahm Prakash Rishi), SMT. PRANATI SINHA (Wife of Sri Paresh Sinha), SMT. PRATITI PAUL (Wife of Sri Arup Paul), SMT. PRAKRITI ROY (Wife of Sri Monmatha Ranjan Roy), on 09.05.2016 at the office of

Rokanda Chakraborty
Advocate

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Additional District Sub-Registrar
Sundar, North 24 Parganas

28 JUN 2016

A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I. Vol. No. 1524-2016, Pages from 79173 to 79204, being no. 152402599, for the year 2016.

AND WHEREAS originally the father of the present Owner hereof namely Tarachand Barman and his full blooded brother namely Dulichand Barman both sons of Sarat Chandra Barman was the absolute and lawful joint owners of 10 Decimal of land equivalent to 6 cottahs 1 chittak 2 sq.ft. as 8 annas share in each part within Mouza-Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, of the Collectorate of North 24 Parganas, comprised and contained in R.S. Dag No. 2039, under R.S. Khatian No. 426, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, District - North 24 Parganas and they recorded their names in the R.S. Record of Rights and mutated their names in the local Panihati Municipality and enjoying the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS the said Tarachand Barman while had been enjoying the actual physical possession of the said landed property with his brother he died intestate on 23.07.1973 leaving behind him his wife namely Smt. Bela Rani Barman, four daughters namely Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one son namely Sri Partha Pratim Barman as his surviving legal heirs and successors and the landed property as left by said Tarachand Barman devolved upon them.

And subsequently the said Dulichand Barman died intestate on 09.05.1980 as a bachelor and after his demise the undivided share of his landed property devolved upon his sister-in-law (elder brother's wife) i.e. Bela Rani Barman

Contd...5

Advocate

28 JUN 2016

and four niece i.e. Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one nephew Sri Partha Pratim Barman.

And thereafter the said Bela Rani Barman (Wife of Late Tarachand Barman) died intestate on 27.10.1981, leaving behind her four daughters namely Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one son namely Sri Partha Pratim Barman as her surviving legal heirs and successors.

AND WHEREAS in the foregoing events and after the demise of Tarachand Barman, Dulichand Barman and Bela Rani Barman the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY AND SRI PARTHA PRATIM BARMAN became the conjoint owners of the said 10 Decimal of land equivalent to 6 cottahs 1 chittak 2 sq.ft. within Mouza-Sukchar, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, of the Collectorate of North 24 Parganas, comprised and contained in R.S. Dag No. 2039, under R.S. Khatian No. 426, P.S. Khardah, and they jointly while have been enjoying the actual physical possession of the said landed property they jointly sold out 1 Cottah 8 Chittaks of Land out of 6 cottahs 1 chittak 2 sq.ft. of land in favour of Smt. Anima Dey (Wife of Sri Dipendra Nath Dey) by executing a bengali Deed of Sale, at the office of A.D.S.R.O. Barrackpore, being no. 4190 for the year 1995 and thereafter the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY AND SRI PARTHA PRATIM BARMAN (the Land Owner hereof) possessing the rest 4 Cottahs 8 Chittaks 23 sq.ft. of land and building as an absolute and joint owners as undivided 1/5th share in each part as per the law of Hindu Succession Act, 1956 and enjoying the same peacefully, quietly and without interruption of others.

Kishanu Ramkrishna Iyer
Advocate

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8 JUN 2018

AND WHEREAS in the aforesaid manner the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY become the lawful owner of 4/5th undivided share of land i.e. 3 cottahs 10 chittacks 2 sq.ft. togetherwith undivided 4/5th share of one storied residential building i.e. 480 sq. ft. out of the total land and building measuring an area 4 Cottahs 8 chittaks 23 sq.ft. of land togetherwith a one storeyed pucca building having constructed covered area of 600 Sq.ft. standing thereon and have been possessing the same with their full blooded brother as joint owners.

AND WHEREAS the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY gifted their 4/5th undivided share of land and building i.e. 3 cottahs 10 chittacks 2 sq.ft. of land ogetherwith undivided 4/5th share of one storied residential building i.e. 480 sq. ft. out of the total land and building measuring an area 4 Cottahs 8 chittaks 23 sq.ft. of land togetherwith a one storeyed pucca building having constructed covered area of 600 Sq.ft. in favour of their full blooded brother namely SRI PARTHA PRATIM BARMAN (the Land Owner hereof), by executing a Deed of Gift being no. 152402599 which was executed and registered on 09.05.2016 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I. Vol. No. 1524-2016, Pages from 79173 to 79204, being no. 152402599, for the year 2016.

AND WHEREAS in the forgoing events the present owner hereof has been possessing the said 4 Cottahs 8 Chittaks 23 sq.ft. of land togetherwith a one storeyed pucca building having constructed covered area of 600 Sq.ft standing thereon peacefully, quietly and without any interruption of others and mutated his name as a recorded Owner to the assessment

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Alokenda Bandyopadhyay
Advocate

Additional District Sub Registrar, Sonepur, Saran

8 JUN 2016

registrar of Panihati Municipality and have been jointly possessing and enjoying the said landed property by exercising all his right of ownership over the said landed property and he thus legally entitled to the said property and as absolute owner paying the relevant rent taxes regularly.

AND WHEREAS with a view to fulfil their desire by making construction of a Multi Storeyed Building (G+4) over the land mentioned in the Schedule hereunder written the Land Owners of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owners will be entitled to:-

In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner shall entitled to get the **Owner's Allocation** into the new proposed multistoried building by using his land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owner is entitled to get **a self contained residential Flat, being no. 1C, measuring an area more or less 1200 sq.ft. Super Builtup Area, on the 1st Floor, South-West-North Facing, and the Owner shall also entitled to get two nos. of Shop Rooms, being Shop Room no. 5 on the Ground Floor, Dr. Gopal Chatterjee Road Facing, measuring an area more or less 110 sq.ft. Super builtup area & Shop Room no. 6 on the Ground Floor, Dr. Gopal Chatterjee Road Facing, measuring**

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Advocate

Additional District Sub-Registrar
Sahakar, North 24 Parganas

an area more or less 225 sq.ft. Super builtup area of the proposed multistoried building so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 33,00,000.00 (Rupees Thirty Three Lakhs)** only as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution of this Development Agreement the Developer shall Pay Rs. 1,00,000.00 (Rupees One Lakh) only to the owner hereof and the developer shall pay Rs. 4,00,000.00 (Rupees Four Lakhs) only to the owner within 15 days from the date of Registration of Development agreement. And the Developer shall pay Rs. 5,00,000.00 (Rupees Five Lakhs) only to the owner at the time of Top Floor Roof Casting, And the rest amount shall be paid by the Developer to the Owner at the time of handover the peaceful vacant possession of the owner's allocation flat and Shop Rooms and after receiving such amount the Owner shall issue proper money receipt in favour of the Developer.

Super Builtup Area=(covered area of unit+proportionate share of Stair Case & Lobby+20% Super builtup Area).

Be it mentioned hereto that after receiving the possession of owner's allocation flat and Shop rooms as mentioned herein above and the entire consideration amount as Owner's allocation the Owner herein shall have no future claim or demand in respect of his allocation from the Developer.

After delivery of Owners' allocation the remaining portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

The Land Owner shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession which ever is earlier & shall not call upon the Developer for the same.

AND WHEREAS the parties hereto confirm all the terms and conditions being accepted by them and/or now desirous

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of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Multi storeyed building on the said land comprising the said property in the following manner:-

a) Simultaneously with the execution of this Agreement the owners shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof. Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that they would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

Debendra Bandyopadhyay
Advocate

Contd...10

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/ or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **18 months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) **with a Grace Period of 6 (six) months,** save & except due to force mejure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner.

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

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Additional District Sub-Registrar
Sonarpur, North 24 Parganas

8 MAY 2018

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the owners at the terms and conditions the Developer may think and proper. The Land Owner will not be liable for any transaction entered into by the Developer for the Developer's allocation vise-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion **except Owners' allocation** as per agreement.

j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.

k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.

l) The Land Owner will not interfere in the day to day working of the Developer. The Developer will use quality

Advocate

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18 JUN 2016

materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.

m) If the Land Owner intend to sell the Owners' allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.

n) After demolishing the existing structure those will be the sole property of the Developer. The Land Owner shall not claim for the same. Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

(o) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

(p) All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1940 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

Mukunda Bandyopadhyay
Advocate

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28 JUN 2016

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **4 cottahs 8 chittaks 23 sq.ft.,** of land classified as **"Bastu"** togetherwith a One Storied residential building standing thereon having constructed covered area 600 sq.ft., within **Mouza-Sukchar,** J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 2039,** under R.S. Khatian No. 426, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 48 Nalin Deb Biswas Road, under Ward No. 1, which is the subject property of this Development Agreement.

Butted and Bounded by

On the North	: House of Gopal Bera.
On the South	: 23 ft Wide Dr. Gopal Chatterjee Road.
On the East	: Property on Dag no. 2040.
On the West	: 12 ft. Wide Nalini Deb Biswas Road.

THE SECOND SCHEDULE ABOVE REFERRED TO (OWNER'S ALLOCATION)

In consideration of the owner having granted the Developer and exclusive consent to develop the said property the owner shall entitled to get the **Owner's Allocation** into the new proposed multistoried building by using his land in commercial purpose and such area shall be allotted in the new building and distributed in the following manners:-

The owner is entitled to get **a self contained residential Flat, being no. 1C, measuring an area more or less 1200 sq.ft. Super Builtup Area, on the 1st Floor, South-West-North Facing, and the Owner shall also entitled to get two nos. of Shop Rooms, being Shop Room no. 5 on the Ground Floor, Dr. Gopal Chatterjee Road Facing, measuring an area more or less 110 sq.ft. Super builtup area & Shop Room no. 6 on the Ground Floor, Dr. Gopal Chatterjee Road Facing, measuring an area more or less 225 sq.ft. Super builtup area of**

Contd...14

28 JUN 2016

the proposed multistoried building so to be constructed by the Developer firm and he is also entitled to get a sum of **Rs. 33,00,000.00 (Rupees Thirty Three Lakhs)** only as non-adjustable/non-refundable amount in his part in consideration of the Owner's allocation out of which at the time of execution of this Development Agreement the Developer shall Pay Rs. 1,00,000.00 (Rupees One Lakh) only to the owner hereof and the developer shall pay Rs. 4,00,000.00 (Rupees Four Lakhs) only to the owner within 15 days from the date of Registration of Development agreement. And the Developer shall pay Rs. 5,00,000.00 (Rupees Five Lakhs) only to the owner at the time of Top Floor Roof Casting, And the rest amount shall be paid by the Developer to the Owner at the time of handover the peaceful vacant possession of the owner's allocation flat and Shop Rooms and after receiving such amount the Owner shall issue proper money receipt in favour of the Developer.

Super Builtup Area=(covered area of unit+proportionate share of Stair Case & Lobby+20% Super builtup Area)

Be it mentioned hereto that after receiving the possession of owner's allocation flat and Shop rooms as mentioned herein above and the entire consideration amount as Owner's allocation the Owner herein shall have no future claim or demand in respect of his allocation from the Developer.

After delivery of Owners' allocation the remaining portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

THIRD SCHEDULE ABOVE REFERRED TO
(Specification of work)

NUMBER OF FLOOR : Ground floor plus upper stories (G+4).

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

Internal finish : Plaster of Paris

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flash Door. Toilet with P.V.C. Frame and palla.

Contd...15

Advocate

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

Flooring : All rooms, dining, balcony, kitchen and toilet floor finished by floor tiles (16"x 16").

Stair & Corridor : Marble floor.

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

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

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

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows :

Main Entrance : One Light and one Calling Bell point.

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

Balcony : One light, One plug point,

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

Toilet : One light, One fan (exhaust).

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

Water : 24 hours supply through Submersible & Municipal water connection.

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

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

Alokendu Bandyopadhyay

Advocate

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IN WITNESS WHEREOF the Parties hereto have set and subscribed his respective hands and seal on the day, month and year first above written.

SIGNED & DELIVERED

in presence of following

WITNESSES:

1. Satya narayan Goswami
   19, Baragoswami para, Sodepur, Kol. 110.

2. Milin Jamin
   DR: 90 Pole Mill Lane, Kol.
   Kol - 115

Partha Pratim Barman

SIGNATURE OF THE LAND OWNER

M/S PIONEER DEVELOPER

Biswanath Das.

Arun Kumar Jana

Subhankar Biswas

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Alokendu Bandyopadhyay Adv.

Alokendu Bandyopadhyay
Enl. No. -WB-379/2004 - Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter :

Prasanna Paul

Alokendu Bandyopadhyay
Advocate

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Additional District Sub-Registrar
Sirsilla, Rajanna Sirsilla

28 JUN 2016

Memo of Consideration

I, Sri Partha Pratim Barman, the land owner do hereby received a sum of **Rs. 1,00,000.00 (Rupees One Lakh)** only from the within named Developer/s as part payment of owners allocation in the following memo:

Dt. 28/04/2016 Bank of Baroda (Indapur) Rs. 1,00,000/-
(Cheque No. 001277)

Partha Pratim Barman

Total : Rs. 1,00,000.00

In Word: **Rupees One Lakh** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING
WITNESSES:

1. Satya narayan Goswami

2. Hiling Gupta
Jaigopalchattopadhyay Rd.
Kol- 115

Partha Pratim Barman
SIGNATURE OF THE LAND OWNER

Gokarna Bandyopadhyay
Advocate

28 JUN 2016

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

ame : SRI PARTHA PRATIM BARMAN

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

IGNATURE OF THE PRESENTANT

1) Name : SRI BISWANATH DAS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

IGNATURE OF THE PRESENTANT

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

9 MAY 2006

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

Name : SRI ARUN KUMAR JANA

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

(2) Name : SRI SUBHANKAR BISWAS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

28 JUN 2016

आयकर विभाग
INCOME TAX DEPARTMENT

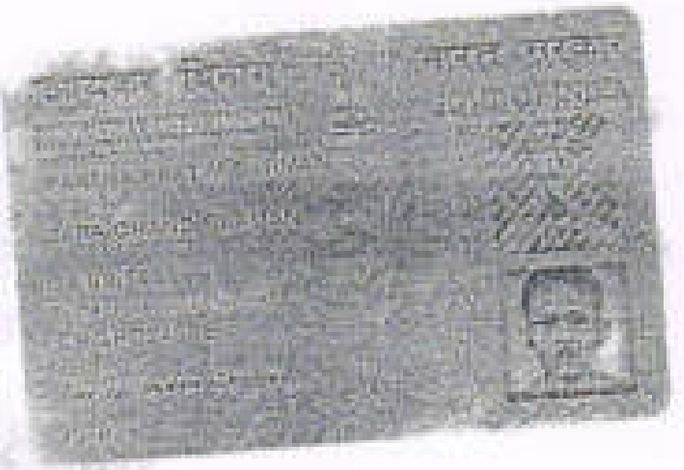
भारत सरकार
GOVT. OF INDIA

PIONEER DEVELOPER

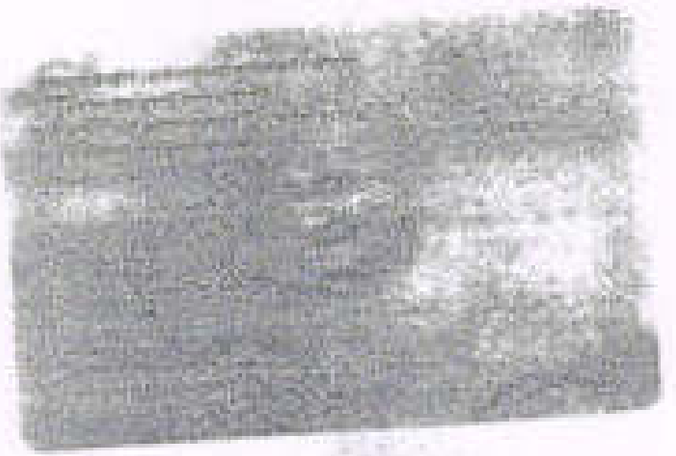
13/01/2011
Permanent Account Number
AANFP0540R

M/S PIONEER DEVELOPER

Partner



for Mr Pradip Barman



Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1524000087149/2016	Query Date	23/06/2016 1:35:54 PM
Office where deed will be registered	A.D.S.R. BODEPUR, District: North 24-Parganas		
Applicant Name	Abhendu Bandyopadhyay		
Address	Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830075574		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 1,00,000/-]		
Set Forth value	Rs. 39,00,000/-	Total Market Value:	Rs. 40,75,562/-
Stampduty Payable	Rs. 7,021/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 1,110/-	Registration Fee Article:-	E, E, B
Expected date of the Presentation of Deed	24/06/2016		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, Thana: Khardaha, Municipality: PANIHATI, Road: Dr.Gopal Chatterjee Road, Mouza: Sukhchar, Ward No: 1, Holding No:48	RS Plot No :- 2039 , RS Khatian No :- 428	4 Kadha 8 Chatak 23 Sq Ft	28,00,000/-	38,25,552/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 23 Ft., Adjacent to Metal Road.

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Floor No: 1	500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 9Year, Roof Type: Pucca, Extent of Completion: Complete

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Mr Partha Pratim Barman Son of Late Tara Chand Barman Dr. Gopal Chatterjee Road., Post Office: Sukchar, Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. CHDPB2468E,

Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	M/S. PIONEER DEVELOPER 46A, Patuatala Lane, "BIMALA APARTMENT", Sukchar., Post Office: Sukchar, Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	Organization	Executed by: Representative,	PAN No. AANFP6542R,

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 06/05/2016
3. Standard User charge of Rs. 240/-(Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned SLLRO office for Mutation.

Per Hon Pratim Barman

Arun Kumar Jana
Sub-Registrar
Sabhangan (Bishnupur)

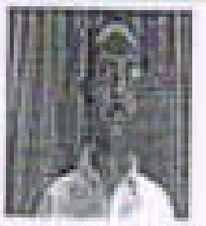
Seller, Buyer and Property Details

Land & Developer Details

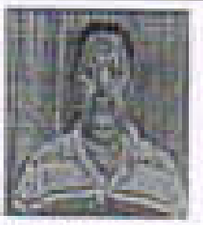
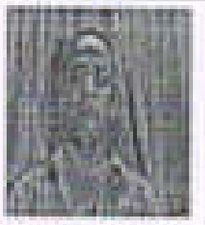
Photo/Finger Print & Signature

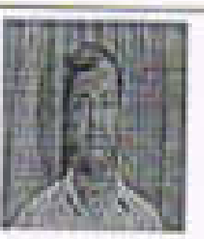
1	Mr Partha Pratim Barman Son of Late Tara Chand Barman Dr. Gopal Chatterjee Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	 28/06/2016 2:06:50 PM	 LTI 28/06/2016 2:07:00 PM
		Partha Pratim Barman 28/06/2016 2:07:20 PM	

Land Details

Sl. No.	Name, Address, Photo, Finger print and Signature		
1	Mr Partha Pratim Barman Son of Late Tara Chand Barman Dr. Gopal Chatterjee Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. CHGPB2408E,; Status : Individual; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:06:50 PM	 LTI 28/06/2016 2:07:00 PM
		Partha Pratim Barman 28/06/2016 2:07:20 PM	

Developer Detail

No.	Name, Address, Photo, Finger print and Signature		
1	M/S. PIONEER DEVELOPER 46/A, Peluatala Lane, "BIMALA APARTMENT", Sukchar,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 PAN No. AANFP6542R,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr BISWANATH DAS KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:06:20 PM	 LTI 28/06/2016 2:06:24 PM
		28/06/2016 2:06:44 PM	
(2)	Mr ARUN KUMAR JANA N.S.D. Ghat Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:05:49 PM	 LTI 28/06/2016 2:05:53 PM
		28/06/2016 2:06:12 PM	

Executant Details			
	Name, Address, Photo, Finger print and Signature		
(3)	Mr SUBHANKAR BISWAS 2no. Subhash Nagar,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:07:28 PM	 LTI 28/06/2016 2:07:31 PM
		28/06/2016 2:07:54 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Avishek Podder Son of Mr Basudeb Podder Sriram Nagar, P.O:- Natagarh, P.S:- Ghola, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700113 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Partha Pratim Barman, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS	28/06/2016 2:08:08 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Dr Gopal Chatarjee Road, Mouza: Sukhchar, Ward No: 1, Holding No:48	RS Plot No:- 2039 , RS Khatian No:- 426	4 Katha 8 Chotak 23 Sq Ft	28,00,000/-	36,25,552/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 23 Ft., Adjacent to Metal Road,

Structure Details					
-	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	600 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	600 Sq Ft.	2,00,000/-	4,50,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant(s) who has submitted the application form	
Applicant's Name	Alokendu Bandyopadhyay
Address	Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120
Applicant's Status	Advocate

Office of the A.D.S.R. SODEPUR, District: North 24-Parganas

Endorsement For Deed Number : I - 152403618 / 2016

Query No/Year	1524000087149O/2016	Serial no/Year	1524003747 / 2016
Deed No/Year	I - 152403618 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Partha Pratim Barman	Presented At	Office
Date of Execution	28-06-2016	Date of Presentation	28-06-2016
Remarks			

Endorsement

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 23,24(1),25,26,27,28,29 of W.B.Registration Rules 1962

Presented for registration at 12:16 hrs on : 28/06/2016, at the Office of the A.D.S.R. SODEPUR by Mr Partha Pratim Barman ,Executant.

Certificate of Market Value(WB Govt. Notification)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,75,552/-

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

Execution is admitted on 28/06/2016 by

Mr Partha Pratim Barman, Son of Late Tara Chand Barman, Dr. Gopal Chatterjee Road., P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By Profession Service

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

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

Execution is admitted on 28/06/2016 by

Mr BISWANATH DAS Partner, M/S. PIONEER DEVELOPER, 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Mr BISWANATH DAS, Son of Late Narayan Chandra Das, KIRANALAYA, Ground Floor, Sasachar Tarafdar Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By profession Business

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

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

Execution is admitted on 28/06/2016 by

ARUN KUMAR JANA Partner, M/S. PIONEER DEVELOPER, 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Mr ARUN KUMAR JANA, Son of Late Sudhir Kumar Jana, N.S.D. Ghat Road,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By profession Business

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

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

Execution is admitted on 28/06/2016 by

Mr SUBHANKAR BISWAS Partner, M/S. PIONEER DEVELOPER, 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Mr SUBHANKAR BISWAS, Son of Mr Madhab Chandra Biswas, 2no. Subhash Nagar,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By profession Business

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,110/- (B = Rs 1,089/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 1,110/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Draft Rs 2,040/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on impressed type of Stamp, Serial no 11797, Purchased on 22/06/2016,Vendor named R Bur

Description of Draft

1. Rs 2,040/- is paid, by the Draft(other) No: 956786000442, Date: 23/06/2016, Bank: STATE BANK OF INDIA (SBI), HB TOWN.

Maitreyee Ghosh

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

Deed No :I-1624-2016, Page from 110331 to 110363
being No 162403618 for the year 2016.

Digitally signed by MAITREYEE GHOSH
Date: 2016.06.30 14:23:47 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 30-06-2016 14:23:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगल पश्चिम बंगाल WEST BENGAL

W 351907

POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE :

I, **SRI PARTHA PRATIM BARMAN,** Son of Late Tara Chand Barman, by Nationality- Indian, by Religion - Hindu, by Occupation - Service, residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District - North 24 Parganas, Kolkata - 700115, **PAN no. CHGPB2468E,** do hereby

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Name M/S Pioneer Developers

Address Sukchar Kal-115

P.O. Kharduah

Dt. 24 Pgs (S)

20 JUN 2016

120 000.

22/6/16

Anjan Podder
S/o Basudeb Podder.
Sri Ramnagar,
P.O - Nafogarh, P.S Ghola
Kol-113.
Service.

78 JUN 2016

appoint, constitute and nominate **"M/S. PIONEER DEVELOPER"** a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

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

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

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

SEND GREETINGS:-

WHEREAS the land Owner/Executant hereof is the absolute and lawful owner of a plot of land measuring more or less 4 cottahs 8 chittaks 23 sq.ft. of land togetherwith a one storied pucca residential building standing thereon having constructed covered area 600 sq.ft. within **Mouza-Sukchar,** J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 2039,** under R.S. Khatian No. 426, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of

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Kulendu Bandyopadhyay
Advocate

Panihati Municipality, bearing Holding No. 48 Nalin Deb Biswas Road, under Ward No. 1, by virtue of Inheritance from his deceased father namely Late Tara Chand Barman and by virtue of a Registered Deed of Gift, vide Deed no. 152402599 which was executed and registered by his four full blooded sisters namely SMT. PRAGATI RISHI (Wife of Late Brahm Prakash Rishi), SMT. PRANATI SINHA (Wife of Sri Paresh Sinha), SMT. PRATITI PAUL (Wife of Sri Arup Paul), SMT. PRAKRITI ROY (Wife of Sri Monmatha Ranjan Roy), on 09.05.2016 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I. Vol. No. 1524-2016, Pages from 79173 to 79204, being no. 152402599, for the year 2016.

AND WHEREAS originally the father of the present Owner/ Executant hereof namely Tarachand Barman and his full blooded brother namely Dulichand Barman both sons of Sarat Chandra Barman was the absolute and lawful joint owners of 10 Decimal of land equivalent to 6 cottahs 1 chittak 2 sq.ft. as 8 annas share in each part within Mouza-Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, of the Collectorate of North 24 Parganas, comprised and contained in R.S. Dag No. 2039, under R.S. Khatian No. 426, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, District - North 24 Parganas and they recorded their names in the R.S. Record of Rights and mutated their names in the local Panihati Municipality and enjoying the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS the said Tarachand Barman while had been enjoying the actual physical possession of the said landed

Abhendu Bandyopadhyay

Advocate

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9 JUN 2016

property with his brother he died intestate on 23.07.1973 leaving behind him his wife namely Smt. Bela Rani Barman, four daughters namely Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one son namely Sri Partha Pratim Barman as his surviving legal heirs and successors and the landed property as left by said Tarachand Barman devolved upon them.

And subsequently the said Dulichand Barman died intestate on 09.05.1990 as a bachelor and after his demise the undivided share of his landed property devolved upon his sister-in-law (elder brother's wife) i.e. Bela Rani Barman and four niece i.e. Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one nephew Sri Partha Pratim Barman.

And thereafter the said Bela Rani Barman (Wife of Late Tarachand Barman) died intestate on 27.10.1981, leaving behind her four daughters namely Smt. Pragati Rishi, Smt. Pranati Sinha, Smt. Pratiti Paul, Smt. Prakriti Roy, and one son namely Sri Partha Pratim Barman as her surviving legal heirs and successors.

AND WHEREAS in the foregoing events and after the demise of Tarachand Barman, Dulichand Barman and Bela Rani Barman the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY AND SRI PARTHA PRATIM BARMAN became the conjoint owners of the said 10 Decimal of land equivalent to 6 cottahs 1 chittak 2 sq.ft. within Mouza-Sukchar, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, of the Collectorate of North 24 Parganas, comprised and contained in R.S. Dag No. 2039, under R.S. Khatian No. 426, P.S. Khardah, and they jointly while have been enjoying the actual physical possession of the said landed property they jointly sold out 1 Cottah 8 Chittaks of Land out of 6 cottahs 1 chittak 2 sq.ft. of land in favour of Smt.

Advocate

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Anima Dey (Wife of Sri Dipendra Nath Dey) by executing a bengali Deed of Sale, at the office of A.D.S.R.O. Barrackpore, being no. 4190 for the year 1995 and thereafter the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY AND SRI PARTHA PRATIM BARMAN (the Land Owner hereof) possessing the rest 4 Cottahs 8 Chittaks 23 sq.ft. of land and building as an absolute and joint owners as undivided 1/5th share in each part as per the law of Hindu Succession Act, 1956 and enjoying the same peacefully, quietly and without interruption of others.

AND WHEREAS in the aforesaid manner the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY become the lawful owner of 4/5th undivided share of land i.e. 3 cottahs 10 chittacks 2 sq.ft. togetherwith undivided 4/5th share of one storied residential building i.e. 480 sq. ft. out of the total land and building measuring an area 4 Cottahs 8 chittaks 23 sq.ft. of land togetherwith a one storeyed pucca building having constructed covered area of 600 Sq.ft. standing thereon and have been possessing the same with their full blooded brother as joint owners.

AND WHEREAS the said SMT. PRAGATI RISHI, SMT. PRANATI SINHA, SMT. PRATITI PAUL, SMT. PRAKRITI ROY gifted their 4/5th undivided share of land and building i.e. 3 cottahs 10 chittacks 2 sq.ft. of land togetherwith undivided 4/5th share of one storied residential building i.e. 480 sq. ft. out of the total land and building measuring an area 4 Cottahs 8 chittaks 23 sq.ft. of land togetherwith a one storeyed pucca building having constructed covered area of 600 Sq.ft. in favour of their full blooded brother namely SRI PARTHA PRATIM BARMAN (the Land Owner hereof), by executing a Deed of Gift being no. 152402599 which was executed and

Alokendu Bandyopadhyay

Advocate

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registered on 09.05.2016 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas, and the same was recorded in Book no. I. Vol. No. 1524-2016, Pages from 79173 to 79204, being no. 152402599, for the year 2016.

AND WHEREAS in the forgoing events the present owner/ Executant hereof has been possessing the said 4 Cottahs 8 Chittaks 23 sq.ft. of land togetherwith a one storeyed pucca building having constructed covered area of 600 Sq.ft standing thereon peacefully, quietly and without any interruption of others and mutated his name as a recorded Owner to the assessment registrar of Panihati Municipality and have been jointly possessing and enjoying the said landed property by exercising all his right of ownership over the said landed property and he thus legally entitled to the said property and as absolute owner paying the relevant rent taxes regularly.

AND WHEREAS the Executant is now desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executant.

AND WHEREAS I the executant hereof have entered into a **Registered Development Agreement being no.** 152403618 in **Book no. I,** which was executed by me and Registered on 28th **day of June, 2016** at the office of A.D.S.R.O. Sodepur, Dist.- North 24 Parganas with the developer **"M/S. PIONEER DEVELOPER"** a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 hereby represented by its Partners namely:

For Hi Pioneer Developer

Aniranda Bandyopadhyay
Advocate

Contd...7

08 JUN 2016

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

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

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement I have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested me to grant the said power of Attorney in favour of them **"M/S. PIONEER DEVELOPER"** a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

Aloknanda Bandyopadhyay
Advocate

Contd...8

8 JUN 2016

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

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

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which I hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that I, **SRI PARTHA PRATIM BARMAN,** Son of Late Tara Chand Barman, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District- North 24 Parganas, Kolkata - 700115, do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent me before the Panihati Municipality to prepare plan on my behalf for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

Contd..9

Alokendu Bandyopadhyay
Advocate

8 JUN 2016

2. To approach on my behalf to all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney for construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

Contd...10

Alokendu Bandyopadhyay
Advocate

JUN 2016

6. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.

8. To pay and tender various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality and all other authority or authorities including Government authority or authorities for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease agreement in respect of any portion of the said property, if required, for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to install and erect an electric Sub-Station for the supply of electricity to the said Buildings.

Nilanda Bandyopadhyay
Advocate

Contd...11

8 JUN 2015

11. To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric meter/power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property with the concent of the land owner.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/or occupation and Completion Certificate in respect of the said building or any part or parts thereof from Panihati Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Panihati Municipality (Fire Brigade Department for occupying the said building and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said building.

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

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Alokanda Bandyopadhyay
advocate

9 JUN 2016

18. To approach the Government of West Bengal in all its Departments as also the Panihati Municipality and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for

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Alokanda Bandyopadhyay
Advocate

Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of flats/space etc **(except Owner's allocation)** as per Agreement that will be constructed on the said property in the name of Attorney or the name of the Developer or the name of Private Limited Company and to realize and appropriate the sale proceeds.

(ii) The Land owner shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

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

(iv) The Owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Owner's allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the Developer. It is agreed that on and from the date of handing over possession of the said land for construction of building the entire amount of taxes or charges, if any, in respect of the said land will be borne by the Developer for sale of such flats, shops or Garages **(except Owner's allocation)** in respect of the building or buildings that may be constructed

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Alokpada Bandyopadhyay

Additional District Sub Registrar, Tollygunge, District South 24 Parganas

Seal of the Additional District Sub Registrar, Tollygunge, District South 24 Parganas

Additional District Sub-Registrar
Tollygunge, South 24 Parganas

18 JUN 2018

on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance- II at Kolkata.

23. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except Owner's allocated portion)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

24. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

25. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

26. To execute Lease, subject to approval of owner in writing, in respect of the said property **(except Owner's allocated portion)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

27. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedi-

Alokendu Bandyopadhyay
Advocate

Contd...15

Lalmohan Bhattacharjee
Surveyor North 24 Parganas
28 JUN 2016

ent for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.

28. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floors, earthquakes or otherwise as my said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

29. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) I hereby agree and undertake that unless otherwise required, I shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. I hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by me.

30. For me and in my name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such

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Alokendu Bandyopadhyay
Advocate

18 JUN 2018

other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to me by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney.

31. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

32. To sign, verify and execute Plaints, Written Statements, Counterclaims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

Contd...17

Alokendu Bandyopadhyay
Advocate

33. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers, receipts releases and discharges for the same.

34. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in person do.

35. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

36. AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him.

37. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not do anything inconsistent with this Power of Attorney.

38. AND I hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

39. Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

Alokendu Ramkrishnadhyay

Advocate

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **4 cottahs 8 chittaks 23 sq.ft.,** of land classified as **"Bastu"** togetherwith a One Storied residential building standing thereon having constructed covered area 600 sq.ft., within **Mouza-Sukchar,** J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 2039,** under R.S. Khatian No. 426, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 48 Nalin Deb Biswas Road, under Ward No. 1, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

On the North	: House of Gopal Bera.
On the South	: 23 ft. Wide Dr. Gopal Chatterjee Road.
On the East	: Property on Dag no. 2040.
On the West	: 12 ft. Wide Nalini Deb Biswas Road.

Kalanda Bandyopadhyay

Contd...19

28 JUN 2016

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed his respective hands on this 28th day of June, 2016 A.D.

SIGNED AND DELIVERED

In presence of following

WITNESSES:

1. Arup Pal
62, Jogen Roy Road
P.O. Taltpukur, Kol 123

2. Banaspore
19, NO. Railway gate
Melvin Jain
Dr. Jyotprakash Jain Road.
Kol - 115

For the Pratim Barman

SIGNATURE OF THE EXECUTANT/OWNER

M/S PIONEER DEVELOPERS

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay Adv.

Alokendu Bandyopadhyay
Enrl. No - WB - 574/2004. Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul

Alokendu Bandyopadhyay
Advocate

Kepala Dinas Sosial Kabupaten
Daerah Tingkat II Pangkep

8 JUN 2016

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

Partha Pratim Barman

(1) Name : SRI PARTHA PRATIM BARMAN

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Partha Pratim Barman

SIGNATURE OF THE PRESENTANT

(2) Name : SRI BISWANATH DAS

Biswanath Das

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Biswanath Das

SIGNATURE OF THE PRESENTANT

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

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

JUN 2016

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

(1) Name : SRI ARUN KUMAR JANA

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

(2) Name : SRI SUBHANKAR BISWAS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

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

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

26 JUN 2016

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

(1) Name : SRI PARTHA PRATIM BARMAN

LEFT HAND FINGER PRINTS

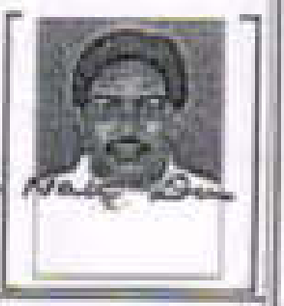
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT



(2) Name : SRI BISWANATH DAS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

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

Collector Tezpur Sub-Division
Tezpur, Sonitpur

16 JUN 2016

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

(1) Name : SRI ARUN KUMAR JANA

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

(2) Name : SRI SUBHANKAR BISWAS

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

SIGNATURE OF THE PRESENTANT

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

28 JUN 2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PIONEER DEVELOPER

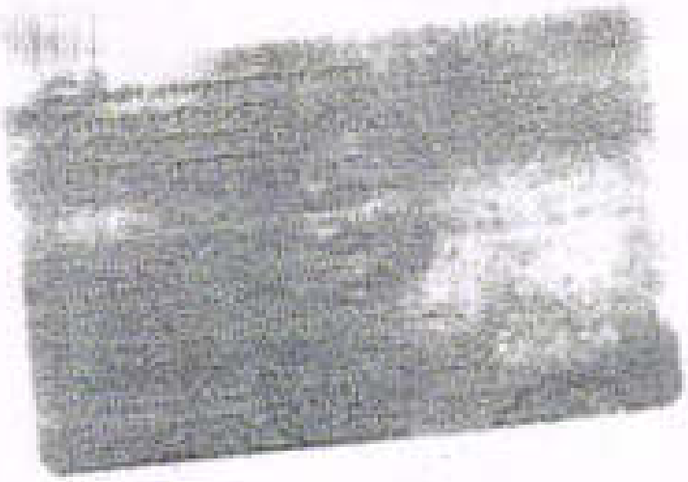
12/03/2011

AANFP5342R

PIONEER DEVELOPER

Partner

Partha Pratim Barman



Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1524100024906 1/2016	Query Date	28/06/2016 12:50:35 PM
Office where deed will be registered	A.D.S.R. SODEPUR, District: North 24-Parganas		
Applicant Name	A Bandyopadhyay		
Address	Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830075574		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4006] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Rs. 30,00,000/-	Total Market Value:	Rs. 40,75,562/-
Stampduty Payable	Rs. 70/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 21/-	Registration Fee Article:-	E, E
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Query No:-15241000249061/2016, 28/06/2016 12:50:35 PM SODEPUR (A.D.S.R.)

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Dr.Gopal Chatterjee Road, Mouza: Sukhchar, Ward No: 1, Holding No:48	RS Plot No:- 2039 , RS Khatian No:- 428	4 Katha 9 Chatak 23 Sq Ft	28,00,000/-	36,25,552/-	Proposed Use: Bastu, RDR: Bastu, Width of Approach Road: 23 Ft., Adjacent to Metal Road,

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Floor No: 1	600 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Sl No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Mr Partha Pratim Barman Son of Late Tara Chand Barman Dr. Gopal Chatterjee Road,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No: CHGPB2488E,

Sl No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	M/S. PIONEER DEVELOPER 46/A, Pratuatala Lane, "BIMALA APARTMENT", Sukchar,, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	Organization	Executed by: Representative,	PAN No: AANFP5542R,

Representation Data				
Sl. No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Mr ARUN KUMAR JANA N.S.D. Ghat Road., P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		M/S. PIONEER DEVELOPER
2	Mr BISWANATH DAS KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road., P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		M/S. PIONEER DEVELOPER
3	Mr SUBHANKAR BISWAS 3no. Subhash Nagar., P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,		M/S. PIONEER DEVELOPER

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Avishek Podder Son of Mr B Podder Sriramnagar, P.O:- Natagarh, P.S:- Gholia, District:-North 24-Parganas, West Bengal, India, PIN - 700113	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Partha Pratim Barman, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS

For information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 11/08/2016.
3. Standard User charge of Rs. 240/-(Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).

8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

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

Query No:-[illegible] 28/06/2014 10:28:56 PM SODEPUR (A.D.S.R.)

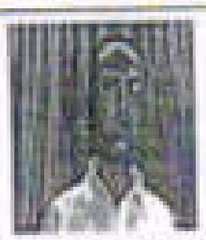
Pavita Pradip Biswas

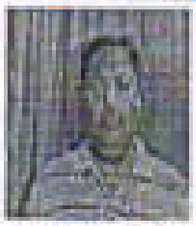
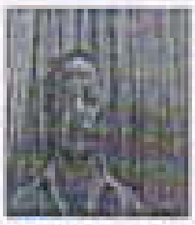
Arun Kumar Jana
Tapan Nath Das
Subhankar Biswas

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Partha Pratim Barman Son of Late Tara Chand Barman Dr. Gopal Chatterjee Road., P.O:- Sukchar, P.S:- Kharidaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115	 28/06/2016 2:16:39 PM	 LTI 28/06/2016 2:16:49 PM
		Partha Pratim Barman 28/06/2016 2:17:10 PM	

Photo Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Partha Pratim Barman Son of Late Tara Chand Barman Dr. Gopal Chatterjee Road., P.O:- Sukchar, P.S:- Kharidaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. CHGPB2465E., Status : Individual; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:16:39 PM	 LTI 28/06/2016 2:16:49 PM
		Partha Pratim Barman 28/06/2016 2:17:10 PM	

Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S. PIONEER DEVELOPER 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar,, P.O:- Sukchar, P.S:- Kharibaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 PAN No. AANFP6542R,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr BISWANATH DAS KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road,, P.O:- Sukchar, P.S:- Kharibaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:16:59 PM	 LTI 28/06/2016 2:16:04 PM
		Biswanath Das 28/06/2016 2:16:28 PM	
(2)	Mr ARUN KUMAR JANA N.S.D. Ghat Road,, P.O:- Sukchar, P.S:- Kharibaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:16:29 PM	 LTI 28/06/2016 2:16:33 PM
		Arun Kumar Jana 28/06/2016 2:15:53 PM	

Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
(3)	Mr SUSHANKAR BISWAS 2no. Subhash Nagar., P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 28/06/2016; Date of Admission : 28/06/2016; Place of Admission of Execution : Office	 28/06/2016 2:17:25 PM	 LTI 28/06/2016 2:17:31 PM
		Sushankar Biswas 28/06/2016 2:17:57 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Avishek Podder Son of Mr B Podder Sriramnagar, P.O:- Natagarh, P.S:- Gholla, District:-North 24-Parganas, West Bengal, India, PIN - 700113 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Partha Pratim Barman, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUSHANKAR BISWAS	Avishek Podder 28/06/2016 2:18:12 PM

C. Transacted Property Details

Schedule						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(in Rs.)	Market Value(in Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Dr Gopal Chatterjee Road, Mouza: Sukhchar, Ward No: 1, Holding No:48	RS Plot No:- 2039 , RS Khatian No:- 425	4 Katha 8 Chatak 23 Sq Ft	28,00,000/-	36,25,552/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 23 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	600 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	600 Sq Ft.	2,00,000/-	4,50,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant(s) as submitted at the registration time	
Applicant's Name	A Bandyopadhyay
Address	Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. SODEPUR, District: North 24-Parganas

Endorsement For Deed Number : I - 152403628 / 2016

Query No/Year	1524100024908 1/2016	**Serial no/Year**	1524003781 / 2016
Deed No/Year	I - 152403628 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Partha Pratim Barman	**Presented At**	Office
Date of Execution	28-06-2016	**Date of Presentation**	28-06-2016

Remarks

On 01/07/2016

Certificate of Admission (u/s 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 (u/s 22 read with u/s 23 of W.B. Registration Rules 1962)

Presented for registration at 13:33 hrs on : 28/06/2016, at the Office of the A.D.S.R. SODEPUR by Mr Partha Pratim Barman ,Executant.

Certificate of Market Value (u/s 21 of W.B. Registration Rules 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 40,75,552/-

Admission of Execution (u/s 22 read with u/s 23 of W.B. Registration Rules 1962)

Execution is admitted on 28/06/2016 by

Mr Partha Pratim Barman, Son of Late Tara Chand Barman, Dr. Gopal Chatterjee Road,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By Profession Service

Identified by Mr Avishek Podder, Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, By caste Hindu, By Profession Service

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

Execution is admitted on 28/06/2016 by

Mr BISWANATH DAS Mr BISWANATH DAS, Son of Late Narayan Chandra Das, KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By profession Business

Identified by Mr Avishek Podder, Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, By caste Hindu, By Profession Service

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

Execution is admitted on 28/06/2016 by

Mr ARUN KUMAR JANA Mr ARUN KUMAR JANA, Son of Late [illegible] Kumar Jana, N.S.D. Ghat Road,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By profession Business

Identified by Mr Avishek Podder, Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Gholla, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, By caste Hindu, By Profession Service

Admission of Execution (Under Sec. 58 W.B. Registration Rules - 1962) - Representative

Execution is admitted on 28/06/2016 by

Mr SUBHANKAR BISWAS Mr SUBHANKAR BISWAS, Son of Mr Madhab Chandra Biswas, 2no. Subhash Nagar,, P.O: Sukchar, Thana: Kharoaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By profession Business

Identified by Mr Avishek Podder, Son of Mr B Podder, Sriramnagar, P.O: Natagarh, Thana: Gholla, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, By caste Hindu, By Profession Service

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 11798, Purchased on 22/06/2016,Vendor named R Sur

Maitreyee Ghosh

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

30/06/2016 Query No:-15241000249091 / 2016 Deed No :I - 152400635 / 2016, Document is digitally signed.

Bharat Sil ref NR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2016, Page from 110296 to 110330

being No 152403628 for the year 2016.

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

Digitally signed by MAITREYEE GHOSH
Date: 2016.06.30 14:22:03 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 30-06-2016 14:22:02

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)