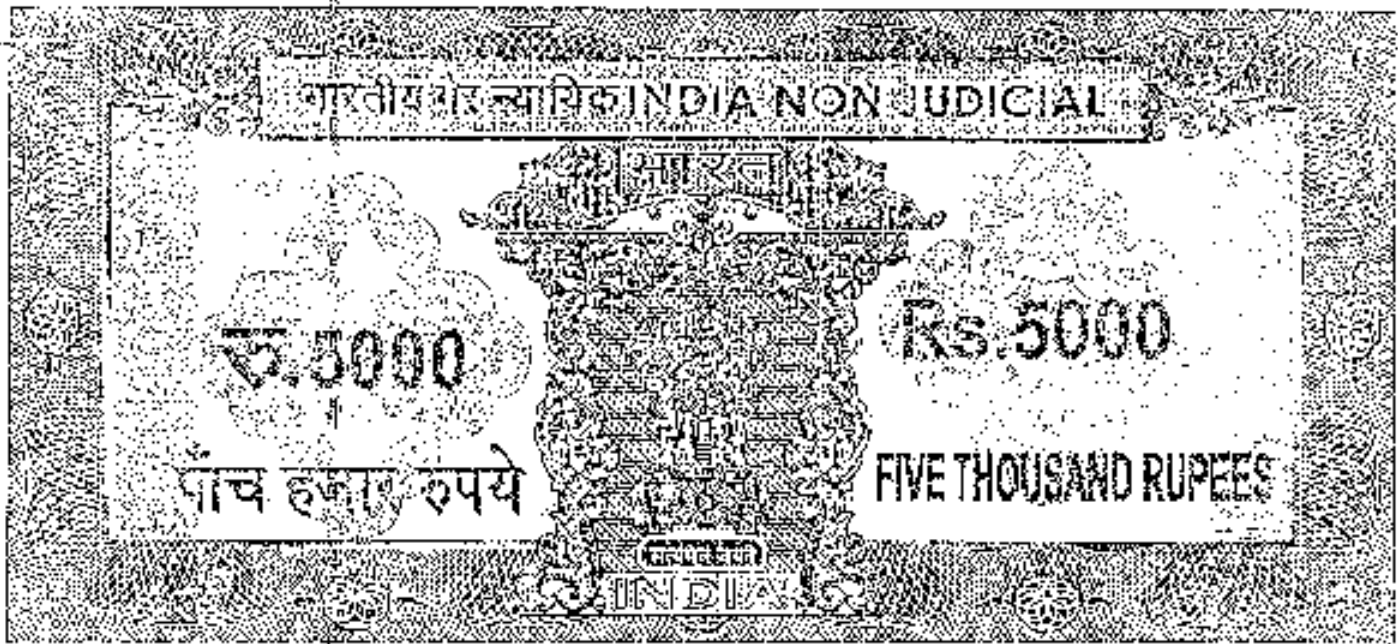


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১. এই চুক্তি পূরণের জন্য প্রয়োজনীয়
 ২. প্রকল্পের কার্যক্রমের বিবরণ
 ৩. প্রকল্পের আওতাধীন এলাকা
 ৪. প্রকল্পের বাস্তবায়নের সময়সীমা
 ৫. প্রকল্পের বাস্তবায়নের ব্যয়
 ৬. প্রকল্পের বাস্তবায়নের ফল

৪-০-১১২৫০৩২/১৪

12
 12 AUG 2016

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 12th day
 of August, Two thousand and Sixteen 2016 of *Green...*
 CITY AND BETWEEN

2301 Value 5000/-
Date 16.08.2016
Scid to TAJABE SHAMDA ADV.
Address SEALDAH CIVIL COURT,
Kee-14.
Vendor

Sealdah Civil Court
(AJOKE MUKHERJEE)



ADMINISTRATIVE OFFICER, SUB-REGISTRAR
Sealdah KEE-14

12 AUG 2016

Muhammad Ali

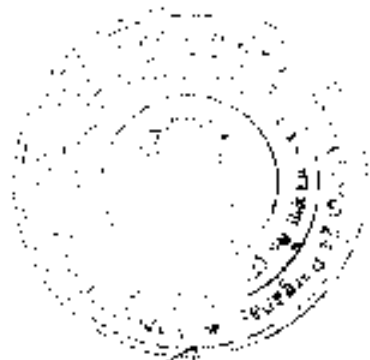
SMT. PUTUL BERA . Pan no. - AJOQB6740F , wife of Sri Sanet Kumar Bera, residing at 35, Ekford Road, (Mather Bagan) P.O. - Sukchar , P.S. - Khardah , Kolkata 700115, in the District of 24-Parganas (North), by faith Hindu, by Nationality Indian, hereinafter called and referred to as the OWNER (which expression shall unless excluded by or repugnant to be deemed to mean her successors, assigns and nominees) of the ONE PART,
AND

"M/S PIONEER DEVELOPER" , Pan no. - AANFP6547P , a Partnership Firm registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 [Act IX of 1932] having its Office at Building "Uimata Apartment" , 28 , Patuatola Lane , P.O. - Sukchar , P.S. - Khardah , Dist.- North 24 Parganas , Kolkata - 700 115, hereinafter called and referred to as the "DEVELOPER", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include them and each of their heirs, executors, administrators, successors - in office, legal representatives, and or assigns etc.) represented by its partners namely 1) Sri Biswanath Das , Son of Late Narayan Chandra Das , by Religion - Hindu , by Occupation - Business , residing at Sasadher Tarafdar Road , P.O. - Sukchar , P.S. - Khardah , Kolkata - 700 115 . 2) Sri Arun Kumar Jana , Son of Late Sudhir Kumar Jana, by Religion - Hindu, by Occupation - Business , residing at "N.S.D. Ghat Road, P.O.- Sukchar, P.S. Khardah, Kolkata - 700 115 , and 3) Sri Subhankar Biswas , Son of Sri Madhab Biswas , by Religion - Hindu, by Occupation - Business , residing at Building "Deepshikha" , Patuatola Lane , P.O. - Sukchar , P.S. - Khardah , Kolkata - 700 115 , of the OTHER PART;

WHEREAS:

1. One Smt. Nila Rani Sarkar since deceased was the recorded Owner in respect of land measuring more or less 06 Ccthas lying and situated within the jurisdiction of Panihati Municipality, Police Station - Khardah, District North 24 Parganas, Mouze - Sukchar , J.L. No. - 9, Re.Su no. - 14, Touz no. - 156 , appertaining to R.S. Dag no. - 3134 , R.S. Khatian no. - 112 , under A.D.S.R. Office at Sudepur , (formerly it was under Barrackpore) .

2. After the demise of said Nila Rani Sarkar , her two sons by name Sri Sudhangshu Sarkar & Sri Anil Sarkar and only daughter Smt. Rekha Rani Pal jointly became the Owners of the aforesaid land according to the Hindu



12 AUG 2016

Succession Act, and by the law of inheritance all the legal heirs and successors of said deceased jointly became the owners in equal undivided shares.

C. By a Deed of Conveyance dated 16th December, 1991 abovenamed Sri Sudhangshu Sarkar, Sri Anil Sarkar and Smt. Rekha Rani Pal jointly gifted and transferred their above inherited land through a Deed of Gift made between Sri Sudhangshu Sarkar, Sri Anil Sarkar and Smt. Rekha Rani Pal jointly therein referred to as the Donor and Smt Dipika Sarkar, therein referred to as the Donee and registered in the Office of the Additional District Sub-Registrar, Barrackpore, District North 24 Parganas in Book I, Vol. No. 137, Pages from 257 to 266, Being No. 7164 for the year 1991 whereby the Donors absolutely transferred and gifted to the Donee All That land measuring 06 Cottahs.

D. By a Deed of Gift dated 20th, February, 1992 made between said Smt. Dipika Sarkar, wife of Sri Sudhangshu Sarkar therein referred to as the Donor in one part and her son Sri Sudip Sarkar, son of Sri Sudhangshu Sarkar therein referred to as the Donee, in other part registered in the Office of the Additional District Sub-Registrar, Barrackpore, District North 24 Parganas in Book I, Vol. No. 22, Pages from 751 to 758, Being No. 1023 for the year 1992 whereby the Donor had gifted and transferred the property therein mentioned absolutely to the Donee in respect of All That land measuring 6 Cottahs.

E. By an Indenture dated 23rd November 2007 made between said Sri Sudip Sarkar, son of Sri Sudhangshu Sarkar therein referred to as the Vendor in one part and Smt. Putul Bera, wife of Sri Sanat Kumar Bera, therein referred to as the Purchaser in other part registered in the Office of the Additional District Sub-Registrar Office at Barrackpore, District North 24 Parganas in Book I, Vol. No. 147, Being No. 5565 for the year 2007 whereby the Vendor for the consideration therein mentioned absolutely transferred and conveyed to the Purchaser All That land measuring 6 Cottahs lying and situated within the jurisdiction of Panihati Municipality, Police Station - Khardah, District North 24 Parganas, Mouza - Sukinchar, J.L. No. - 9, Re.Su No. - 14, Touzi no. - 156, appertaining to R.S. Dag no. - 3124.



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R.S. Khatian no - 112 , under A.D.S.R. Office at Sodepur , (formerly it was under Barrackpore) .

F. The said Smt. Putul Bera by virtue of the aforesaid Deed of Sale became the absolute owner of land measuring 6 Cottahs lying and situated within the jurisdiction of Panihati Municipality, Police Station - Khardan, District North 24 Parganas, Mouza - Sukhchar , J.L. No. - 9, Re. Su no. - 14, Touzi no. - 156 , appertaining to R.S. Dag no. - 3134, R.S. Khatian no. - 112, under A.D.S.R. Office at Sodepur , here in after referred to as the Said Land and no one else has any right title interest in the Said Land.

G. The Owner do hereby indemnify that she is now lawfully and absolutely seized, possessed and hold the title of the land measuring 6 Cottahs more or less, within the Mouza Sukchar , corresponding to municipal holding number 70, Dr. Gopal Chatterjee Road , under Panihati Municipality in the District of 24 Parganas [North], Kolkata-700115, more fully described in the First Schedule herein below .

H. The Owner also indemnify that she have good marketable title of the said land and the said land is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

I. The Owner is desirous to build up her own residential units thereon but due to paucity of time to deploy, strictly for her own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owner have no alternative but to search for a good, reputable development concerned towards selection of a Joint Venture partner in regard to the development of the said fully mentioned in First Schedule hereunder written and hereinafter referred to as the "Said Premises".

J. The Developer had taken keen interest to implement the project hereinafter mentioned and approached the Owner with a Joint Venture Proposal and after several meetings and duly scrutinizing of the proposals and all other relevant aspects, the Plot Owner have considered the proposal and is agreeable on such terms and conditions as mutually agreed upon and



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2 AUG 1976

decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owner and the Developer.

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

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

1.1 OWNER

Shall mean Smt. Putul Bera, wife of Sri Sanat Bera, residing at 57, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. - Khardah, Kolkata 700115, in the District of 24-Parganas (North).

1.2 DEVELOPER

Shall mean "M/s Pioneer Developer" a Partnership Firm, Registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 | Act IX of 1932 | having its Office at Building "BIMALA APARTMENT", 46/a, Patuatola Lane, P.O. - Sukchar, P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 115

1.3 PROJECT

Shall mean a Project has been envisaged in consultation with the Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed use comprising of residential cum commercial with. There shall be other infrastructures like Water Supply, along with the Security System, & Lift/s. (hereinafter referred to as the "Said Project"). The preliminary scheme and planning of the Said Project may go through minor changes as per requirement of sanctioning parameters of the appropriate Municipal Authority (hereinafter referred to as the "Panihati Municipality") and/or any other appropriate authorities, as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.



Additional copies of this
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1 AUG 1968

1.4 BUILDING

Shall mean and include proposed multi storied building/s to be constructed at Said Premises no. - 2757, Dr. Gopal Chatterjee Road, Municipal Holding No. 70, Ward no. - 2, P.O.-Sukhchar, P.S. Khardah, Mouza - Sukhchar, in the District of 24-Parganas (North), Kolkata 700415, for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities.

1.5 SALEABLE SPACE

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

1.6 OWNERS' ALLOCATION (SHARE)

- (i) The Owner shall entitled to get 34.5 % (thirty four point five per cent) constructed areas as per sanctioned Building Plan from the new proposed Building which is commenced to be constructed on the First Schedule Property stated as follows
- a) One 01 finished Flat on the Ground floor in accordance with the Owner's choice in verbatim, marked as Flat no. - A
 - b) Two 02 finished Flats on the First floor in accordance with the Owner's choice in verbatim, marked as Flat no. - C & D.
 - c) Two 02 finished Flats on the Second floor in accordance with the Owner's choice in verbatim, marked as Flat no. - A & B
 - d) One 01 finished Flat on the Fourth floor in accordance with the Owner's choice in verbatim, marked as Flat no. - D
 - e) And the balance constructed areas shall adjusted by consideration amount @ Rs. 2200/- (rupees twenty two) per Sq. ft. followed by 34.5 % constructed areas out of the total constructed areas of the proposed building along with common easement rights of open spaces and drainage appurtenant thereto. Details are mentioned in the Fourth Schedule hereunder written.



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- (III) The above allocation/s [hereinafter referred to as the "Owner's Allocation"]; are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the Finished Project under the clause Owner's Allocation.
- (III) On completion of the respective Flats, the Developer shall hand over the Owner's Allocation to the Owner together with the rights in common, the common facilities and amenities in the building.
- (IV) The allocation of the flat will be done on the request of the Owner amicably in presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute.
- (V) The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be as per Third Schedule hereunder written.
- (VI) The Development Agreement along with finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area 6 Cottahs more or less, Adjustable Cash Consideration @ Rs. 2200/- per square ft upon the balance constructed area followed by 34.5% constructed areas would be paid as per schedule given below:
 - (a) Rs.1,00,000 one lakh will be paid at the time of executing of this presents,
 - (b) Rs. 3,00,000/- rupees three lakhs would be paid by the Developer to the owner within 02 two months from the date of execution of these presents.
 - (c) That if any amount remain unpaid after all adjustment including Electricity, Lift and other mandatory expenses be incurred from the final adjustment and that shall be paid at the time of handover the respective allocation of the Owner.

1.7 DEVELOPER'S ALLOCATION (SHARE)

The entire balance 65.5% constructed space/area including the terrace together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the Said land, will be in absolute control of the Developer which they can sale to anybody at any price to be



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SALT LAKE CITY, UTAH 84143

1 AUG 2016

determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose along with the roof areas of the building/s, under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon sign of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising of the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer.

The Developer shall start marketing including soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deem fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

1.8 BUILDING PLANS

Such plans will be prepared by the Developer Plan for construction of the multi storied building towards G+4 at the subject land including its modification, rectification and amendments, if any, and to be submitted for sanction before the concerned Municipal authorities or the case may be.

1.9 POWER TO SIGN PROPOSED SANCTION PLAN AND AMMENDMENTS THEREON

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

1.10 DEFECT LIABILITY PERIOD:

In the event of any faulty workmanship and/or defective materials fittings or fixtures and/or malfunctioning of gadgets provided by the Developer of any flat in any part of the building in Owner's Allocation as detected within a period of (one) year from the date of



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possession, the Developer shall be liable to make good the same at its own cost and responsibility. Be it noted that this does not cover the damages made during the use of the flat by the Owner and his/her/their nominee(s) during occupancy.

1.11 LIQUIDATED DAMAGES AND PENALTY:

In the event the construction of Owner Allocation is not completed in all respects within the stipulated period as specified in the completion clause hereinbefore, the Developer shall pay penalty to the Owners Rs 1/- per sq foot on his/her/their entitlement of finally allotted modules per 1(one) month of every month of delay or part thereof, subject to a maximum accumulated rate of Rs 10/- per sq foot per month in case of delay up to 6 (six) months.

1.12 COST OF THIS AGREEMENT:

The Developer shall bear the cost of Stamp Duty and Registration, and other legal fees and charges to be paid on this Agreement and the Power of Attorneys.

1.13 JURISDICTION:

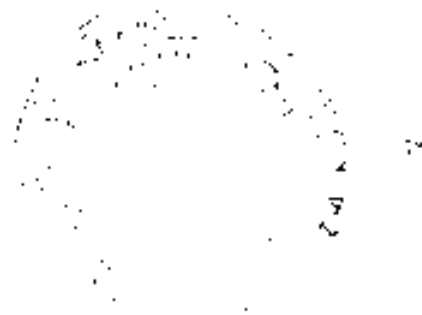
Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction only.

1.14 NOTICE AND ADDRESS:

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

1.15 FORCE MAJEURE:

The parties hereto shall not be considered to be liable for any obligation, hereunder to the extent that the performance of the



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- West, North 24th Street

12 AUG 1916

relative obligations prevented by the existence of the force majeure conditions, i.e. flood, earthquake, riot, war, storm, tempest, civil commotion, strikes etc.

ARTICLE - II - COMMENCEMENT

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

ARTICLE - III - OWNERS RIGHT AND REPRESENTATIONS

3.1 The Owners indemnify that she is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

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

3.3 The owner further indemnify that the said property is free from all encumbrances, charges, liens, dependencies, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

ARTICLE - IV - DEVELOPER'S RIGHTS

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

4.2 The Developer shall be exclusively entitled to the Developer's Allocation in the constructed new building with exclusive right to transfer or otherwise deal or dispose of the same without any right claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere.

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



12 AUG 2016

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

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

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

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

ARTICLE - V - CONSIDERATION

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

ARTICLE - V - SPACE ALLOCATION

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



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

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

ARTICLE - VII - BUILDING

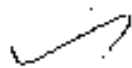
7.1 The Developer shall at its costs construct, erect and complete the buildings at the said property in accordance with the sanction plan with good and standard quality materials as may be specified by the Architects from time to time.

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

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

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

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



9 Aug 2016

ARTICLE - VIII PRE COMMENCEMENT AND CONSTRUCTION - COMPLETION

8.1 Pre-commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by Owner in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.

8.2 It is expected that during the period of 7 to 8 months all ground works related to BL & BRO, Municipality, NOC from respective Department/s, and other relevant clearances required for submission towards obtaining buildings plan to be sanctioned by the appropriate authority would be completed by the Developer. Any extension of the pre-commencement period shall be considered by the Owner based on appraisal of the progress.

8.3 After expiry of the pre-commencement period approximately 4 (four) months will be required to obtain sanction plan of the buildings for the Said Project from the appropriate authority.

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

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

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



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KEMENTERIAN PENDIDIKAN DAN KULTUR
DIREKTORAT JENDERAL PENDIDIKAN DASAR DAN MENENGAH

11/11/2019

ARTICLE - IX - COMMON EXPENSES

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

ARTICLE - X - OWNER OBLIGATIONS

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

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

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

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

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

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



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17 AUG 2016

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

10.8 The Owner shall make their names mutated & converted of the captioned land at their cost, in the office of the R.L. & L.R.O., Sodepur, Barrackpore-II on or after submitting the building sanction plan with the appropriate authority.

ARTICLE - XI - DEVELOPERS OBLIGATION

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

11.2 The Developer hereby agrees and covenants with Owner to complete the construction of the said new buildings within 24 (twenty four) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

11.3 The Developer shall not violate or contravene any of the provisions or Rules applicable for construction of the said building/s. The Developer Firm also liable to obtain/take all necessary license/s for the purpose of smooth & judicious construction of the building/s without attracting any law of the land.

ARTICLE - XII - DEVELOPER'S INDEMNITY

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

ARTICLE - XIII - MISCELLANEOUS

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



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19 AUG 2015

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

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

ARTICLE - VII - BUILDING

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

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

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

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

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



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Amerykański Instytut Studiów Strategicznych
ul. Chopina 24-26, 00-976 Warszawa

17 Aug 2017

ARTICLE - VIII. PRE COMMENCEMENT AND CONSTRUCTION - COMPLETION

8.1 Pre-commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by Owner in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.

8.2 It is expected that during the period of 1 to 3 months all ground works related to RL & LRO, Municipality, NOC from respective Department/s, and other relevant clearances required for submission towards obtaining buildings plan to be sanctioned by the appropriate authority would be completed by the Developer. Any extension of the pre-commencement period shall be considered by the Owner based on appraisal of the progress.

8.3 After expiry of the pre-commencement period approximately 4 (four) months will be required to obtain sanction plan of the buildings for the Said Project from the appropriate authority.

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

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

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



19 AUG 2015

ARTICLE - IX - COMMON EXPENSES

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

ARTICLE - X - OWNER OBLIGATIONS

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

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

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

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

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

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



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17 AUG 2016

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

10.8 The Owner shall make their names mutated & converted of the captioned land at their cost, in the office of the B.I. & L.R.O., Sodepur, Barrackpore-II on or after submitting the building sanction plan with the appropriate authority.

ARTICLE - XI - DEVELOPERS' OBLIGATION

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

11.2 The Developer hereby agrees and covenants with Owner to complete the construction of the said new buildings within 24 (twenty four) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

11.3 The Developer shall not violate or contravene any of the provisions or Rules applicable for construction of the said building/s. The Developer Firm also liable to obtain/take all necessary license/s for the purpose of smooth & judicious construction of the building/s without attracting any law of the land.

ARTICLE - XII - DEVELOPER'S INDEMNITY

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

ARTICLE - XIII - MISCELLANEOUS

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



12 AUG 2016

ARTICLE - XIV - ARBITRATION

14.1 In case of any disputes or any differences by or between the parties hereto concerning or relating to or arising out of this agreement and/or with regard to interpretation of this Agreement or any of the clauses herein contained, the same shall be referred to any Arbitrator after mutually decided by the parties hereto arbitration in accordance with the Arbitration & Conciliation Act of 1996. The Hon'ble High Court at Kolkata shall exclusively have the jurisdiction to entertain, try and determine all claims and disputes if arises at all.

First Schedule Property referred to as Said Premises

All that piece and parcel of land measuring 6 Cottahs with kutcha structure measuring 100 sq feet more or less and marked at 2757, Dr. Gopal Chatterjee Road, Municipal Holding no. - 70, P.O., Kolkata 700115, in the District of 24 lying and situated within the jurisdiction of Panitaki Municipality, Ward no. - 2, Police Station - Khardah, District North 24 Parganas, Mouza - Sukhehar, J.L. No. - 9, Re.Su no. - 14, Touzi no. - 156 appertaining to R.S. Dag no. - 3134, R.S. Khatian no. - 112, Kolkata - 700115, under A.D.S.R. Office at Sodepur, | formerly it was under Barrackpore | and at present butted and bounded as follows:-

- On the North : Dag no. - 3137
- On the South : 12ft wide common passage leading to the Dr. Gopal Chatterjee Road
- On the East : H/o Smt. Dipika Sarkar
- On the West : 6ft wide common passage.

Second Schedule referred to as Owner's Allocation

The Owner shall entitled to get 34.5 % thirty four point five per cent constructed areas as per sanctioned Building Plan from the new proposed Building which is commenced to be constructed on the First Schedule Property stated as follows

- a) One 01 finished Flat on the Ground floor in accordance with the Owner's choice in verbatim, marked as Flat no. - A

- b) Two 02 finished Flats on the First floor in accordance with the Owner's choice in verbatim, marked as Flat no. - C & D.
 - c) Two 02 finished Flats on the Second floor in accordance with the Owner's choice in verbatim, marked as Flat no. - A & B
 - d) One 01 finished Flat on the Fourth floor in accordance with the Owner's choice in verbatim, marked as Flat no. - D
- c) And the balance constructed areas shall adjusted by consideration amount @ Rs. 2200/- (rupees twenty two) per Sq. Ft. followed by 34.5 % constructed areas out of the total constructed areas of the proposed building along with common easement rights of open spaces and drainage appurtenant thereto. Details are mentioned in the Fourth Schedule hereunder written.
- (II) The above allocation/s [hereinafter referred to as the "Owner's Allocation"] are fixed, deemed final and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the Finished Project under the clause Owner's Allocation.
 - (III) On completion of the respective Flats, the Developer shall hand over the Owner's Allocation to the Owner together with the rights in common, the common facilities and amenities in the building.
 - (IV) The allocation of the flat will be done on the request of the Owner amicably in presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute.
 - (V) The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be as per Third Schedule hereunder written.
 - (VI) The Development Agreement along with finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area & Cottahs more or less. Adjustable Cash Consideration @ Rs. 2200/- per square ft upon the balance constructed area followed by 34.5% constructed areas would be paid as per schedule given below:
 - (a) Rs.1,00,000 one lakh will be paid at the time of executing of this presents,



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- (e) Rs. 3,00,000/- rupees three lakhs would be paid by the Developer to the owner within 02 two months from the date of execution of these presents.
- (f) That if any amount remain unpaid after all adjustment including Electricity, Lit and other mandatory expenses be incurred from the final adjustment and that shall be paid at the time of handover the respective allocation of the Owner.

Third Schedule referred to as Developer's Allocation

The entire balance 65.5% constructed space/area including the terrace together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose along with the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon sign of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising of the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer.

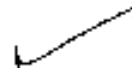
The Developer shall start marketing including soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deem fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

Fourth Schedule referred to as common areas and facilities

1. The foundation, columns, beams, supports.
2. Path and Passages for free egress and ingress leading to the said Unit.

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3. Water Pump its Motor, Water Tanks, Water Pipes and other Plumbing installations.
4. Over head & Underground Water Reservoir , Electric Meter room / space if any.
4. Drainage sewers and rain water pipes, Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipments Installations, fixtures fittings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor roof , Terrace & Lift

Fifth Schedule referred to as Specification of Flats

<i>Building and Wall</i>	:-	RCC Super structure with Grade-1 quality materials, local brick / local's bricks.
<i>External Wall</i>	:	8" inch thickness brick wall , plaster with cement mortar.
<i>Internal Wall</i>	:	5" inch thickness and plaster with cement mortar for common wall . & inside partition wall 3"/5" inch thickness with cement mortar
<i>Flooring</i>	:-	All floors finished with Floor Tiles 16" x 16" , except Toilet and Kitchen
<i>Toilet</i>	:-	Bathroom fitted upto 5' height glazed tiles of standard brand . Toilet of Indian / commodes type , standard P.V.C. cistern . Floor finished with Floor Marvel . All fittings are in standard type one wash hand basin is in dining space of each Flat .
<i>Kitchen</i>	:-	Cooking Platform blackstone and Steel sink . 3' height . glazed tiles standard above the platform, finished with Marvel floor.
<i>Doors</i>	:-	All doors will be flush door, Bathroom P.V.C. and all frames Malayasia Sal wood (except Bathroom) .
<i>Windows</i>	:-	Aluminum sliding and /or openable window will be provided with black glass fitted .
<i>Water Supply</i>	:	According to the supply of Municipal water
<i>Plumbing</i>		Toilet conceal type with two bibcock , one shower , one point for flush tank , all fittings are standard quality .

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- Verandah,
Electricity,*
- Grill / brick will be provided upto 2'6" feet height
 - Full concealed wiring
 - Bedroom – Two light point , One fan, One 5 amp. Plug point , Toilet - One light, One exhaust fan point.
 - Living - Dining - Two light points , one / two fan point and One 5 amp. Cum 15 Amps. plug , one point for calling Bell .
 - Kitchen - One light , One exhaust fan, One 15 Amps. Plug point. Verandah - One light point .
 - Toilet - One light point & one exhaust point
 - One light point at main Entrance.
- Inside & External Wall
Painting*
- : Will be finished with plaster of paris and external wall with super snowcem or equivalent. All doors and windows frame and grill painted with two coats primer & painting finish .
- Extra Work*
- : Any work other than specified above would be extra work for which separate payment required to be paid by Owners accordingly.

Sixth Schedule referred to as common maintenance

The all expenses of maintaining , white washing , repairing , re-decorating , painting , re- painting, renovation and replacing the common areas and Installation including the main structures outer wall of the building, gutter fresh and rain water pipes, drains, sewerage and water storage tanks and electric wire motors and other appliances in or under the building and enjoyed used by Purchaser in common with the other co- Owners shall be paid in proportionate share and all such charges shall subject to revision from time to time as be deemed fit and proper by the Organization as the case may be at their sole and absolute discretion after taking into consideration the common service provided and the general escalation in the market rates of such services.



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1 AUG 1978

MEMO OF CONSIDERATION

I Smt. Putul Bera, the Owner herein received with thanks from the Developer concern within mentioned Sum of Rs. 1,00,000/- (rupees One Lakhs) only on this day month and year first above written .

By Cheque / Cash No. 001341 (B.O.B)
Dt:- 11/8/2016

Rs. 1,00,000/-

Total Rs. 1,00,000/-

(Rupees One Lakhs) only .

Signed & Signatures by the Owner
Smt. Putul Bera
Signed and delivered
in the Presence of

Putul Bera

1. Ritwika Bera
EK Ford Road, Silkehar
Kot - 700115

2. Anurag Prasad
Gopal Saha Rd.
KM - 115.

RECEIVED DISTRICT OFFICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

11 AUG 1976

in Witness whereof the Parties hereto have hereto set and subscribed their hands and seal and executed this Deed of Development Agreement on this day month and year first above written .

Signed & Signatures by the Owner

Smt. Putul Bera

Signed and delivered

In the presence of

Ritwika Bera
EK Ford Road

Sundernagar, KOL-700115

Putul Bera

Signed and Delivered
By the Partners of the
M/s Pioneer Developer
In the presence of

Arunnath Patra
Golind Khat Rd.
KOL - 115.

M/S PIONEER DEVELOPER

1. P. D. NATH D. D.
2. Arum Kumar Jha
3. Sushant Kumar Biswas

Partner

Drafted & Prepared by

Tapas Chande

Tapas Chande

Advocate

Seaidah Civil Court


Kolkata - 700 014













Additional Detail Subj: S12
Subj: S12 Subj: S12

17 AUG 2016











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

PHOTO

Binu Nath Das
Binu Nath Das

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


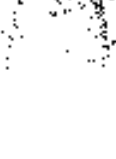








PHOTO

Jyoti Kumar Jena
Jyoti Kumar Jena

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

PHOTO

Subhanjan Biswas
Subhanjan Biswas

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



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1^{er} AUG 2016

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

PHOTO



P. K. Barua

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

PHOTO

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

PHOTO

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



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Punjab Bazar

2. इस कार्य के लिए आपसे प्रार्थना की जाती है कि आप
आपकी सेवा के लिए, एक प्रतिलिपि
कोर्ट में प्रेषित करवाएं।
आपके विचारों का ध्यान रखते हुए।
आपके नाम - 21/1/85

3. यदि आप इस कार्य के लिए कोई भी कार्य करना
चाहते हैं तो आपसे प्रार्थना की जाती है कि
आपके लिए, एक प्रतिलिपि
कोर्ट में प्रेषित करवाएं।
आपके नाम - 21/1/85

4. यदि आप इस कार्य के लिए कोई भी कार्य करना
चाहते हैं तो आपसे प्रार्थना की जाती है कि
आपके लिए, एक प्रतिलिपि
कोर्ट में प्रेषित करवाएं।
आपके नाम - 21/1/85

Major Information of the Deed

Deed No. :-	1-1524-04569/2016	Date of Registration :-	09/08/2016 10:13:58 AM
Query No. :-	1524-0001125032/2016	Office Where Deed is Registered :-	A.D.S.R. SCOEPUR, District: North 24-Parganas
Query Date :-	09/08/2016 10:13:58 AM		
Applicant Name, Address & Other Details :-	T CHANDA KHARDAH, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830818006. Status : Advocate		
Transaction :-	[D110] Sale, Development Agreement or Construction agreement		
Sale/Other Value :-	Rs. 1,00,000/-	Market Value :-	Rs. 45,99,999/-
Stamp Duty Paid (SCD) :-	Rs. 7,046/- (Article:48(g))	Real Estate Reg. Fee Paid :-	Rs. 1,110/- (Article: E, E, B)
Remarks :-	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Dr.Gopal Chatterjee Road, Mouza: Suknagar

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Use (RGR)	Area of Land	Sale/Other Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	RS-3134	RS-12	Bastu	Bastu	8 Katha	70,000/-	45,99,999/-	Width of Approach Road: 12 Ft, Adjacent to Metal Road,
Grand Total :					9.9Dec	70,000 /-	45,99,999 /-	

Structure Details :

Sch. No.	Structure Details	Area of Structure	Sale/Other Value (in Rs.)	Market Value (in Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure




Sr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-	
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22/08/2016 Query No:-15240001125032 / 2016 Deed No :- 152404569 / 2016. Document is digitally signed.





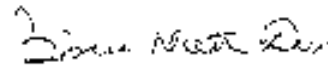
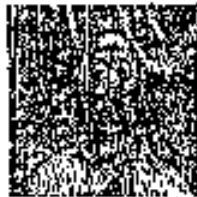

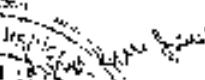
Lord Details :



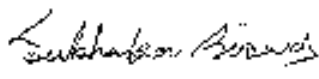
Sl. No.	Name	Address	Photo	Finger print	Signature
1	Mrs PUTUL BERA Wife of Mr Sanat Kumar Bera Executed by: Self, Date of Execution: 12/08/2016 , Admitted by: Self, Date of Admission: 12/08/2016 ,Place : Office				
			12/08/2016	LTI 12/08/2016	12/08/2016
35, Ekford Road, Mather Bagan, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual					

Developer Details :


Sl. No.	Name	Address	Photo	Finger print	Signature
1	"M/S PIONEER DEVELOPER" "Binola Apartment" , 28 , Patuatola Lane, P.O:- SUKCHAR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Status :Organization				

Representative Details :

Sl. No.	Name	Address	Photo	Finger print	Signature
1	Mr Biswanath Das Son of Late Narayan Chandra Das Date of Execution - 12/08/2016, , Admitted by: Self, Date of Adm:ssion: Aug 12 2016 , Place of Adm:ssion of Execution: Office				
			Aug 12 2016 0:53PM	LTI Aug 12 2016 0:56PM	Aug 12 2016 0:55PM
Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, Status : Representative, Representative of : "M/S PIONEER DEVELOPER" (as partner)					
2	Mr Arun Kumar Jana Son of Late Sudhir Kumar Jana Date of Execution - 12/08/2016, , Admitted by: Self, Date of Admission: Aug 12 2016 , Place of Admission of Execution: Office				
			Aug 12 2016 3:53PM	LTI Aug 12 2016 3:53PM	Aug 12 2016 3:53PM
"N.S.D. Ghat Road,, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : "M/S PIONEER DEVELOPER" (as partner)					

Name	Photo	Finger Print	Signature
Mr Subhankar Biswas Son of Mr Madhab Biswas Date of Execution - 12/08/2016, , Admitted by: Self, Date of Admission: Aug 12 2016, Place of Admission of Execution: Office	 <small>Aug 12 2016 5:53PM</small>	 <small>Aug 12 2016 5:54PM</small>	 <small>Aug 12 2016 6:54PM</small>
Building "Deepshikha", Patuata Lane, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. Status : Representative. Representative of : "M/S PIONEER DEVELOPER" (as partner)			

Identifier Details :

Name	Address
Mr Madan Deb Son of Late M Deb Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs PUTUL BERA, Mr Biswanath Das, Mr Arun Kumar Jena, Mr Subhankar Biswas	12/08/2016
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs PUTUL BERA	"M/S PIONEER DEVELOPER"-9.9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs PUTUL BERA	"M/S PIONEER DEVELOPER"-100 Sq Ft

Endorsement For Deed Number : I - 152404569 / 2016

On 10-08-2016

Certificate of Market Value (WB PUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,89,999/-

Maltreyee Ghosh

Maltreyee Ghosh

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

On 12/08/2016

Certificate of Admissibility (Rule 21, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4B (3) of Indian Stamp Act 1899.

Presented (Under Section 52, Rule 22, W.B. Registration Rules, 1962)

Presented for registration at 14:54 hrs on 12-08-2016, at the Office of the A.D.S.R. SODEPUR by Mrs PUTUL BERA, Executant.

Admission of Execution (Under Section 54, W.B. Registration Rules, 1962)

Execution is admitted on 12/08/2016 by Mrs PUTUL BERA, Wife of Mr Sanat Kumar Bera, 35, Ekford Road, Malher Bagan, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115. by caste Hindu, by Profession House wife

Identified by Mr Madan Deb, Son of Late M Deb, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, By caste Hindu, By Profession Business

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

Execution is admitted on 12/08/2016 by Mr Biswanath Das partner, "M/S PIONEER DEVELOPER", "Bimala Apartment", 28, Patuotola Lane, P.O:- SUKCHAR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India. PIN - 700115

Identified by Mr Madan Deb, Son of Late M Deb, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, By caste Hindu, By Profession Business

Execution is admitted on 12/08/2016 by Mr Arun Kumar Jana partner, "M/S PIONEER DEVELOPER", "Bimala Apartment", 28, Patuotola Lane, P.O:- SUKCHAR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India. PIN - 700115

Identified by Mr Madan Deb, Son of Late M Deb, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, By caste Hindu, By Profession Business

Execution is admitted on 12/08/2016 by Mr Subhanikar Biswas partner, "M/S PIONEER DEVELOPER", "Bimala Apartment", 28, Patuotola Lane, P.O:- SUKCHAR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India. PIN - 700115

Identified by Mr Madan Deb, Son of Late M Deb, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, By caste Hindu, By Profession Business

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 2,046/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2301, Amount: Rs.5,000/-, Date of Purchase: 10/08/2016, Vendor name: A Mukherjee

Description of Draft

1. Draft (other) No: 993331000441, Date: 12/08/2016, Amount: Rs.2,046/-, Bank: STATE BANK OF INDIA (SBI), KHARDAH.



Maitreyee Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2016, Page from 137703 to 137734

being No 152404569 for the year 2016.



Digitally signed by MAITREYEE GHOSH

Date: 2016.08.22 14:12:16 +05:30

Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 22/08/2016 14:12:16

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

22/08/2016 Query No:-15240001125332 / 2016 Deed No :- 152404569 / 2016, Document is digitally signed.

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