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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

L 541104

certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

15/05/24
12:16 P.M.
A-2-1158996/24

Add. Dist. Sub-Registrar
Sodpur, North 24 Parganas

15 MAY 2024

Add. Dist. Sub-Registrar
Sodpur, North 24 Parganas

15 MAY 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 15th day of May Two Thousand and Twenty Four 2024 in the Christian Era

1251. Value 5000/- 06 MAY 2024
Date 06.05.2024
Sold to Tapan Chandra Saha,
Address Beakdah Civil Court, Kol-14
endor Sign. [Signature] me 14.

Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Beakdah Civil Court, Kol-14



And. Dist. Sub-Registrar
Medinipur, North 24 Parganas

15 MAY 2024

Bishu Das
S/o. H. Murali Das
BKP. Saha
PS - T. J. Saha

1.1 Sri Subir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh,
Residing at "Trihuban Apartment", 11/9, A. Road, 1st Lane, Flat No.- 3/C,
Anandapuri, Barrackpore, P.O.- Nonachandanpukur, District - North 24 Parganas,
Pin - 700122,

Pan - AJBPG2158D
Aadhaar no- 5573 7550 6129 ,
Nationality - Indian,
Religion - Hindu,
Occupation - Service
D.O.B. 01/12/1963.

1.2 Sri Prabir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh,
Residing at Santra Para East, P.O.- Rahara, Police Station - Rahara, District -
North 24 Parganas, Kolkata- 700118,

Pan - BFSPG5091K
Aadhaar no- 7214 7643 8719 ,
Nationality - Indian,
Religion - Hindu,
Occupation - Business
D.O.B. 01/06/1966

1.3 Sri Samir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh,
Residing at Santra Para East, P.O.- Rahara, Police Station - Rahara, District -
North 24 Parganas, Kolkata- 700118,

Pan - BVQPG0241M
Aadhaar no- 6988 6248 5284 ,
Nationality - Indian,
Religion - Hindu,
Occupation - Service
D.O.B. 20/07/1972

(Hereinafter jointly referred to as Owners includes successors-in-interest.)

AND

2. "PIIONEER ASSOCIATES", Pan - AAMFP7725R, D.O.B.—20/02/2010, a
Partnership Firm having its Office on Building "SHREYASI APARTMENT", 1st Floor,
lying at 12A/1/35, Khardah Station Road, P.O. @ P.S. - Khardah, Dist.- North 24
Parganas, Kolkata - 700 117,

Represented by its partners namely

2.1) SRI KANTI RANJAN DAS, Son of Late Nalini Kanta Das,
Residing at 1 no. Surya Sen Nagar, P.O. & P.S. - Khardah, District. - North 24
Parganas Kolkata - 700 117

Pan ADSPD7299P,
Aadhaar no 8139 1092 0674,
Religion - Hindu,
Occupation - Business,
Nationality- Indian
D.O.B. 12-02-1954

2.2) SRI GOPAL DAS, Son of Late Narayan Chandra Das,
Residing at "Kironalay", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah,
District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road,
P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115).

Pan AGAPD0725H,
Aadhaar no. 8646 2862 3840,
Religion Hindu,
Occupation Business,
Nationality Indian
D.O.B. 24-03-1971

(Hereinafter called and referred to as the Developer, includes Successors-in-
interest, Successors in -Office and/or assigns)

3. Chain of Title

3.1 Whereas one Smt. Parul Bala Nag, Wife of Kiran Chandra Nag of Kerulia,
Khardah, Dist-24 Parganas, was the absolute Owner in respect of ALL THAT piece
and parcel of homestead Bastu land measuring 05 Katahs 03 Chitaks 33 Square feet
lying within the District collector of 24 Parganas, (now it is under North 24
Parganas, Police Station - Khardah (now it is under Rahara), within the Mouza-
Kerulia, J.L. No.- 05, Re. Su No.- 11, Touzi No.- 172 comprised and contained in R.S.
Dag Nos.- 11 & 11/290, under R.S. Khatian No.- 127, after purchased the same by
her own fund from one, Khirode Bala Dasi, through one registered Deed of
Indenture, the same was registered on 28/02/1956 in the Office of S.R. at
Barrackpore, recorded as Being No.- 1784.

3.2 And Whereas by the manners aforesaid said Smt. Parul Bala Nag while seized and possessed the above purchased land be the same and or little more or less 05 Katahs 03 Chitaks 33 Square feet, (for the sake of brevity hereinafter referred to as the **Said Land**) as an absolute Owner having all right, title and interest and while entitled the said land absolutely free from all encumbrances duly sold, transferred, granted and assigned in favour of one Smt. Kalpana Rani Ghosh, Wife of Sudhir Ranjan Ghosh, the mother of the present Owners through one registered Bengali Deed of Sale Bikroy Cobala i.e. Deed of sale, which was registered on 17th day of April 1978, recorded in the Sub Registrar Office at Barrackpore, entered into Book No. - I, Volume No. - 53, Written in pages from 279 to 282, Being No.- 3087 for the year 1978.

3.3 And Whereas being the absolute owner in respect of the above purchased Land said Kalpana Rani Ghosh had duly mutated her name on the Settlement Record, comprised and contained in L.R. Dag No.- 53, under Khatian No.- 191, within the Mouza- Kerulia, District North 24 Parganas. And also mutated her Said Land with the Khardah Municipality and got Municipal Holding NO. - 60/27, Santra Para, P.O.- Rahara, Police Station- Rahara and since deceased had been seized and possessed her above purchased Land with absolute right, title and interest.

3.4 And Whereas during holding and possessing the Said Land said Kalpana Rani Ghosh died intestate according to the Daybhaga Hindu School of Law on 06/06/2022 leaving behind her three sons namely i) Sri Subir Ranjan Ghosh, ii) Sri Prabir Ranjan Ghosh, and iii) Sri Samir Ranjan Ghosh, all are the present Owners herein, as her only legal heirs and successors who jointly inherited the property of the deceased jointly having each equal undivided impartible share of land. Be it mentioned herein the husband of Late Kalpana Rani Ghosh, the father of the present Owners Sudhir Ranjan Ghosh predeceased her, died on 07/02/2017:

3.5 By the forgoing events and facts above named i) Sri Subir Ranjan Ghosh, ii) Sri Prabir Ranjan Ghosh, and iii) Sri Samir Ranjan Ghosh became the joint Owners in respect of Said Land, i.e. entirety of the First Schedule land measuring more or less 05 Katahs 03 Chitaks 33 Square feet, along with two residential Building, (herein after called and referred to as the **Said Premises**) lying and situates within the jurisdiction of Khardah Municipality, Municipal Holding No. - 60/27, Santra Para, P.O.- Rahara, appertaining to Mouza- Kerulia, J.L.No.- 05, Re.Su No.- 11, Touzi No.- 172 comprised and contained in R.S. Dag Nos.- 11 & 11/290, under R.S. Khatian No.- 127, corresponding L.R. Dag No.- 53, under L.R. Khatian No.

- 191, Police Station - Rahara, District - North 24 Parganas, Kolkata - 700118, which is clearly stated and described in the First Schedule herein below.

4. Non encumbrances: The Owners indemnify that they have good marketable title on their Said Premises and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, Lis pendens, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the Said Premises.

5. Engagement of Developer: The Owners now desirous to build up their own residential units/Building upon their First Schedule land measuring more or less 05 Katahs 03 Chitaks 33 Square feet, after demolishing the existing structure and due to paucity of time to deploy strictly for their own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owners have no alternative but to search for a good, reputable developer concern towards the selection of a Joint Venture partner in regard to the development of their Said Premises and with a view of that aspect they jointly approached before the Developer, "M/s Pioneer Associates", a Partnership Firm represented by its Partners herein.

6. That after several meetings and duly scrutinizing of the proposals of the Developer herein namely "M/s Pioneer Associates", a Partnership Firm represented by its Partners and all other relevant aspects, the Owners of the Said Premises have considered the proposal and is agreeable to such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owners and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereon and thereafter construct a new multi-storied Building thereon strictly in adherence and in conformity with the Sanctioned Building Plan that will be obtained from the Khardah Municipality. The Owners of this present have arrived at an understanding with the Developer's concern towards the development of the captioned land as aforesaid by utilizing the Developer Concern's expertise.

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

1.1 OWNERS: Shall mean i) Sri Subir Ranjan Ghosh , ii) Sri Prabir Ranjan Ghosh , and iii) Sri Samir Ranjan Ghosh , all are the sons of Late Sudhir Ranjan Ghosh and their legal heirs and successors.

1.2 DEVELOPER: Shall mean "PIONEER ASSOCIATES", Pan - AAMFP7725R, a Partnership Firm having its Office on building "SHREYASI APARTMENT", lying at 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, represent the Firm until further information by the Firm.

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

1.4 PREMISES: ALL THAT piece and parcel of measuring more or less 05 Katahs 03 Chitaks 33 Square feet, along with residential Building, lying and situates within the jurisdiction of Khardah Municipality , Municipal Holding No. - 60/27, Santra Para, Ward No.- 04, P.O.- Rahara, appertaining to Mouza- Kerulia, J.L. No.- 05, Re. Su No.- 11, Touzi No.- 172 comprised and contained in R.S. Dag Nos.- 11 & 11/290, under R.S. Khatian No.- 127, corresponding L.R. Dag No. - 53 , under L.R. Khatian No. - 191, Police Station - Rahara, District - North 24 Parganas , Kolkata - 700118 ,within the A.D.S.R. Office at Sodepur.

1.5 BUILDING: Shall mean and include proposed multi-storied building/s G+4 storied to be constructed on the First Schedule property 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.

1.6 SALEABLE SPACE: Shall mean the space in the constructed building/s for independent use and occupation from the Developer's Allocation.

1.7. OWNERS' ALLOCATION COMPRISED OF CONSTRUCTED AREAS AND CONSIDERATION AMOUNT IN LIEU OF THEIR SAID PREMISES (TO THE EXTENT OF G+IV STORIED BUILDING ONLY)

The Owners shall jointly entitle to get the 40% (Fourty Percent) Built Up area from the newly proposed Constructed Building upon the First Schedule land comprised with complete Three 03 residential Units/Flats in lieu of exploitation of their First Schedule lands for use of residential purposes. The Flats will be allotted under the names of the Owners jointly herein as follows:

- ✓ A) One complete residential Unit/Flat finished with floor Tiles being No-A on the First 1st floor measuring more or less 760 Square feet built up area.
- B) One complete residential Unit/Flat finished with floor Tiles being No-B on the First 1st floor measuring more or less 765 Square feet built up area.
- C) One complete residential Unit/Flat finished with floor Tiles being No-B on the Second 2nd floor measuring more or less 765 Square feet built up area.

The Developer also pay an adjustable amount of Rs.3,00,000/- Rupees Three Lakh to the Owners at the time of execution of this Development Agreement.

- i) It is admitted that if the above Flats' total areas are less than and /or excess of the 40% (Fourty percent) of demanded /allocated areas followed by the Owners' Allocation in that event it will be adjusted by making payment of consideration amount @ Rs. 2500/- (Rupees two thousand five hundred) per Square feet upon such excess and /or less Square feet by the Developer or Owner respectively.
- All the above Flats/Units shall be constructed following the sanctioned Building Plan/s and shall be completed with attached fittings and fixtures towards Bathroom/s, Kitchen, and Electricity of the Unit /Flat and provide common enjoyment and facilities with the other occupiers /Owners of the Building which is clearly stated and mentioned in the Fourth Schedule herein below.

The above allocations (hereinafter referred to as the "Owners' Allocation") are fixed, deemed final, and free of cost. No further claim, whatsoever in nature, will

be entertained in the future in the New Project under the clause Owner's Allocation. On completion of the respective Flats, the Developer shall hand over the Owners' Allocation to the Owners together with the rights to common facilities and amenities in the building. That Handover of the Allocation of the Flats will be done at the request of the Owners amicably in the presence of the Developer's authorized representative and the Owners hereby accept the same without any dispute. The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owners as per the Third Schedule hereunder written. The Development Agreement along with the finalization of the Owners' Allocation in the Said Project has been based on the computation of a Project on the land area more or less 05 five Katha 03 three Chitaks 33 thirty three Square feet.

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners' Allocation as stated in clause 1.7 all the remaining constructed space/area i.e. 60% (sixty percent) built up area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price and that will be determined by the Developer Firm. None of the Owners shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon signs of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising 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 the soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deems 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.

1.9 Building plans : Such plan/s will be prepared by the Developer Firm for the construction of the multi-storied building at the subject land including its modification, rectification, and amendments, if any and to be submitted for sanction before the concerned Municipal authorities as the case may be.

1.10 Power to sign proposed sanction plan and amendments thereto

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

1.11 Cost of this agreement : The Developer shall bear the cost of Stamp Duty and Registration, any other legal fees and charges to be paid on this Agreement, and the Power of Attorney.

1.12 Jurisdiction: Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction in North 24 Parganas only.

1.13 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 acknowledgment to the other of any change in address as soon as possible. All communications shall be sent by registered post with acknowledgment due or delivered personally with written acknowledgment and will be deemed to have been received by the addressee within three working days of dispatch.

1.14 Force majeure: The parties hereto shall not be considered to be liable for any obligation, hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions, i.e. flood, earthquake, riot, war, storm, tempest, civil, commotion, strikes, etc.

ARTICLE - I- COMMENCEMENT

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

ARTICLE - II -OWNER RIGHT AND REPRESENTATIONS

- 2.1 The Owners indemnify that they have been seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises
- 2.2 None other than the Owners have any right, title, interest, claim, and/or demand over and in respect of the said property and/or any portion thereof.
- 2.3 The owners further indemnify that the said Premises is free from all encumbrances, charges, liens, Lis pendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

- 2.4 The owners would be born all costs and charges regarding the Mutation their land before the Settlement Record with his name.
- 2.5 Owners shall be liable to pay G.S.T, Income Tax/charges, and or other duties as levied by the Government as per provision.
- 2.6 The Owners in pursuant to the Development Agreement also shall grant in favour of the Developer or its nominee or nominees, one registered Development Power of Attorney, and such Development Power of Attorney shall remain irrevocable to enable the Developer to implement the envisaged development expeditiously including all other acts and deeds and only to the extend of the Developer's Allocation regarding Sale, transfer, Agreement For sale and to receive all consideration amount and to issue a valid receipt and discharge the same.

ARTICLE - III - DEVELOPER'S RIGHTS

- 3.1 The Owners hereby grants the exclusive right to the Developer to build upon and to exploit commercially and residentially 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 thereto made or caused to be made by the Developer hereto.
- 3.2 The Developer shall be exclusively entitled to sell and or any such instrument which is thought fit for the Developer only towards the Developer's Allocation in the constructed new building as per clause no. 1.8 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.
- 3.3 The Developer besides the Owner's constructed area shall have the authority to deal only with its properties i.e. Developer's Allocation 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 only the Developer's allocation or acquire right under this agreement.
- 3.4 That the Developer shall carry out the construction work at their own costs in a most skillful manner and shall remain fully liable for all its acts deeds and things whatsoever.
- 3.5 Booking from intending purchaser/s for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser/s

will be signed in their own name on behalf of the owners as their Constituted Attorney.

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

3.7 All construction costs will be borne by the Developer and no liability on account of the construction cost will be charged from the owner's allocation.

3.8 That the Developer has the absolute right to amalgamate all the adjacent plots of the other Owner in a single holding before the Khardah Municipality with the Schedule property and also has the right to amalgamate besides the plots of the Schedule property further adjacent plots if it needs in future.

ARTICLE - IV - CONSIDERATION

4. In consideration of the Owners have agreed to grant the Developer Firm to construct, erect, build, and complete the said multi-storied building as per the sanctioned plan from the concerned Municipal authorities and handover the said 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

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

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

5.3 All the flats and other areas regarding the "Developer's Allocations" in the said multi-storied building/s shall belong to the Developer and the Developer

shall be at liberty to sell transfer or deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -V I COMMON RESTIRCTION

The Owners' Allocation in the new Building shall be subject to the same terms and conditions on transfer and use as are applicable to the Developer's Allocation in the said new Building intended for the common benefits of all occupiers of the new Building which shall include the following.

- 6.1 All the Parties shall abide by all laws, Bye Laws, rules, and regulations of the Government, local bodies, and Associations when formed in the future as the case may be without invading the rights of the Owners.
- 6.2 The original Agreement, Original Title Deed, and all other necessary documents and permission in original from different proper Authority, Original Sanction Plan, original Tax receipts e.tc. in respect of the said Premises shall be kept at the Office of the Developer for the inspection of the intending purchaser/s subject to the above all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sale of the Developer's Allocation and formed the said Flat Owners' Association.

ARTICLE - VII - BUILDING

- 7.1 The Developer shall at its cost construct, erect, and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.
 - 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 Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks, and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in
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shall be at liberty to sell transfer or deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -V I COMMON RESTIRCTION

The Owners' Allocation in the new Building shall be subject to the same terms and conditions on transfer and use as are applicable to the Developer's Allocation in the said new Building intended for the common benefits of all occupiers of the new Building which shall include the following.

- 6.1 All the Parties shall abide by all laws, Bye Laws, rules, and regulations of the Government, local bodies, and Associations when formed in the future as the case may be without invading the rights of the Owners.
- 6.2 The original Agreement, Original Title Deed, and all other necessary documents and permission in original from different proper Authority, Original Sanction Plan, original Tax receipts e.tc. in respect of the said Premises shall be kept at the Office of the Developer for the inspection of the intending purchaser/s subject to the above all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sale of the Developer's Allocation and formed the said Flat Owners' Association.

ARTICLE - VII - BUILDING

- 7.1 The Developer shall at its cost construct, erect, and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.
- 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 Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks, and other building materials allocable to the Owners for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owners shall execute, in

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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 Owners, construct and complete the said building comprising of various flats and/or Units/apartments, Garages /Shops 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 Owners shall bear no responsibility in this context.
- 7.6. The Name of the Building will be at the choice of the Developer .

ARTICLE - VIII PRE COMMENCEMENT AND CONSTRUCTION COMPLETION

- 8.1. Pre- commencement period starts from the date of signing and registering the Development Agreement and registration of the Power of Attorney by the Owners in favour of the Developer. All expenses related to such execution and registration of Agreement and Power of Attorney would be borne by the Developer.
- 8.2. That either from the date of obtaining sanctioned Building Plan and or from the date of demolishing the existing structure whichever is later since from such date (subject to force majeure conditions) require 24 (twenty-four) months to complete the Owners' Allocation and hand over the possession and also handover immediate after obtaining the Completion Certificate or Partial Completion Certificate from the competent Authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owners will not be deprived of their right to enjoy the common facilities without any inconveniences to be faced by them.
- 8.3. Once the sanction of the building plan is obtained from the appropriate authority as well as getting vacant possession of the demised land, the Developer shall start construction activity immediately and the Owners will not raise any objection thereto as time is the essence of the Said Project.
- 8.4. Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorney shall arise from either side of the Owners or the Developer and all conditions of this Agreement shall prevail.

ARTICLE - IX - COMMON EXPENSES

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

ARTICLE -X - OWNER'S OBLIGATIONS

- 10.1 The Owners shall hand over the vacant possession of the entire said Schedule 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 Owners hereby agrees and covenants 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 Owners 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 Owners shall authorize the Developer to mortgage the property for raising necessary funds/finance from the FIs' and/or Bank or Banks or Body-Corporate as and when it would be required, save & except mortgaging the owners' shares /allocation in the project & on the indemnification of the Owners 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 Owners 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 Owners hereby agreed and undertakes that the owner shall cause to join as such party or parties in the Deed of Conveyance as Vendor/Seller or Confirming Parties so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer Firm.
- 10.7 On the date of execution and registration of the Development Agreement the Owners shall handover the Original Title Deeds and all relevant documents to the Developer and after forming the Association/ Society / Committee of the proposed Building such original documents will be returned back to the Owners

- 10.8 Once the above registration will execute no prior permission is required to proceed for Development and construction work from the Owners and after handing over the peaceful possession of the respective Allocation of the Owners unto the Developer no further maintenance will pay by the Owners.
- 10.9 Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owners shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed tighter with all the benefit and facilities as herein specifically provided, and it shall be heritable and transferable.
- 10.10 The Owners will examine the facilities, fittings, and fixtures provided in the building also including appliances of the Bathroom and Kitchen and also Electrical Fittings of the said flats, and after fully satisfying themselves with regard thereto and the nature, scope, and extent of the benefits rights interest provided to the Owners and shall no claim or demand whatsoever against the Developer after taking possession of the respective Flats as captioned "Owners' Allocation".
- 10.11 The Owner shall pay sum of Rs. 20,000/- (Rupees Twenty Thousand) only for electrical infrastructural cost without provision of A.C. for each Flat and also liable to pay for each Flat Rs. 40,000/- (Rupees Forty thousand) only for installation cost of the Lift, all amount would pay before taking possession of the respective Flats.

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 the intent that the said building will be a decent residential building at its own costs.
- 11.2 The Developer hereby agrees and covenants with the Owners 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 arrange and or provide two 02 numbers of separate residential acceptable accommodation and also provide one 01 Garage /Godown Space for the owners and such accommodation shall be provided on a rental basis in the locality and the entire rent shall be borne by the developer Firm till handing over the Owners' Allocation in the proposed new building by the Developer Firm. And the entire sale proceeds of the building

materials after demolishing the existing structure shall be conducted by the Developer absolutely.

ARTICLE -XII - DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Owners 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

- 13.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership.
- 13.2 The Developer shall take the necessary steps to negotiate with the adjacent Plot/s holder/s for necessary amalgamation with the scheduled land of the Owner and to sign and execute necessary papers, and documents towards such amalgamation.

The First Schedule Property (Said Premises)

ALL THAT piece and parcel of Bastu Land measuring more or less 05 Katak 03 Chittaks 33 Square feet, Together with Two Storied residential Pucca cemented floor Building measuring about 1500 Square feet (each floor measuring about 750 Sqft) , lying and situates within the jurisdiction of Khardah Municipality, Municipal Holding No. - 60/27, Santra Para, Ward No.- 04, P.O.- Rahara, Police Station - Rahara, District - North 24 Parganas , Kolkata - 700118 , appertaining to Mouza- Kerulia, J.L. No.- 05, Re. Su No.- 11, Touzi No.- 172 comprised and contained in R.S. Dag Nos.- 11 & 11/290, under R.S. Khatian No.- 127, corresponding to L.R. Dag No. - 53 , under L.R. Khatian No. - 191, within the A.D.S.R. Office at Sodepur, the entire land butted and bounded as follows :

On the North :	Common Drain & Property of Santi Ranjan Basu
On the South :	Property of Monoranjana Mukherjee
On the East :	16ft wide Santra Para.
On the West :	Property of Late Panchanan Bhadra.

The Second Schedule is Referred to as Owners' Allocation

The Owners shall be jointly entitled to get the 40% (Forty Percent) Built Up area from the newly proposed Constructed Building upon the First Schedule land comprised with complete Three 03 residential Units/Flats in lieu of exploitation of their First Schedule lands for use of residential purposes. The Flats will be allotted to the joint Owners herein as follows:

[Handwritten signature]

- A) One complete residential Unit/Flat finished with floor Tiles being No-A on the First 1st floor measuring more or less 760 Square feet built up area.
- B) One complete residential Unit/Flat finished with floor Tiles being No-B on the First 1st floor measuring more or less 765 Square feet built up area.
- C) One complete residential Unit/Flat finished with floor Tiles being No-B on the Second 2nd floor measuring more or less 765 Square feet built up area.
- D) The Developer also pay an adjustable amount of Rs.3,00,000/- Rupees Three Lakh to the Owners at the time of execution of this Development Agreement.

It is admitted that if the above Flats' total areas are less than and /or excess of the 40% (Fourty percent) of demanded /allocated areas followed by the Owners' Allocation, in that event it will be adjusted by making payment of consideration amount @ Rs. 2500/- (Rupees two thousand five hundred) per Square feet upon such excess and /or less Square feet by the Developer or Owner respectively

The Third Schedule Referred to as Developer's Allocation

Besides the Owners' Allocation as stated in clause 1.7 all the remaining constructed space/area i.e. 60% (sixty percent) built up area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price and that will be determined by the Developer Firm. None of the Owners shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon signs of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising 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 the soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deems 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.

The Fourth Schedule Specification of Building With Flats

Building And Wall:-	RCC Super structure with Grade-1 quality materials. local brickfield's bricks:
External wall	- 8" inch thickness brick wall, plaster with cement mortar.
Internal Wall	- 5" inch thickness and plaster with cement mortar for the common wall & inside partition wall 3"/5" inch thickness with cement mortar.
Flooring	- All floors finished with Floor Tiles 16" x 16" except Toilet and Kitchen.
Toilet	Bathroom wall will be finished with Glazed Tiles of the standard brand up to Lintel height Toilet of Indian /commodore type, standard P.V.C. cistern. The floor is finished with Floor Marble. All fittings are in standard type one wash hand basin is in the dining space of each Flat & one Hand shower.
Kitchen	Kitchen wall will be finished with Glazed Tiles of the standard brand up to Lintel height from the cooking platform finished with Black Stone. Floor will be finished with Marble.
Doors	- All doors will be flush doors, Bathroom P.V.C., and all frames Malaysia Sal wood (except Bathroom).
Windows	Aluminum sliding and /or openable windows will be provided with black glass fitted.
Water Supply	According to the supply of Municipal water.
Plumbing	Toilet conceal type with two bibcock, one shower, and one point for the flush tank, all fittings are standard quality.
Verandah.	Grill/ brick will be provided up to 2'6" feet in height.
Electricity.	<u>Full concealed wiring.</u> Bedroom - Two light points, One fan, One 5 amp. Plug point, - One light point, One point for the water purifier. The toilet wall will be finished with Glazed Tiles of the standard brand up to Lintel height - One light point & one exhaust point, One light point at the main entrance, and one Gezer point.

2

The Fourth Schedule Specification of Building With Flats

Building And Wall:-	RCC Super structure with Grade-1 quality materials. local brickfield's bricks:
External wall	- 8" inch thickness brick wall, plaster with cement mortar.
Internal Wall	- 5" inch thickness and plaster with cement mortar for the common wall & inside partition wall 3"/5" inch thickness with cement mortar.
Flooring	- All floors finished with Floor Tiles 16" x 16" except Toilet and Kitchen
Toilet	Bathroom wall will be finished with Glazed Tiles of the standard brand up to Lintel height Toilet of Indian /commodore type, standard P.V.C. cistern. The floor is finished with Floor Marble. All fittings are in standard type one wash hand basin is in the dining space of each Flat & one Hand shower
Kitchen	Kitchen wall will be finished with Glazed Tiles of the standard brand up to Lintel height from the cooking platform finished with Black Stone. Floor will be finished with Marble
Doors	- All doors will be flush doors, Bathroom P.V.C., and all frames Malaysia Sal wood (except Bathroom).
Windows	Aluminum sliding and /or openable windows will be provided with black glass fitted.
Water Supply	According to the supply of Municipal water
Plumbing	Toilet conceal type with two bibcock, one shower, and one point for the flush tank, all fittings are standard quality
Verandah.	Grill/ brick will be provided up to 2'6" feet in height
Electricity.	<u>Full concealed wiring.</u> Bedroom - Two light points, One fan, One 5 amp. Plug point, - One light point, One point for the water purifier. The toilet wall will be finished with Glazed Tiles of the standard brand up to Lintel height - One light point & one exhaust point, One light point at the main entrance, and one Gezer point.

2

Walls	One A/c plug point will be provided according to the Owners' choice in each new Flat. Inside wall of the Flat will be finished with plaster of parish and an external wall with super snowcem or equivalent.
Painting	All doors and windows frame and grill painted with two coats primer & painting finish.
Main Entrance	One Collapsible Gate will be provided on the Main Entrance of the Building.
Extra Work	Any work other than that specified above would be extra work for which separate payment is required to be paid by Owners accordingly.

The Fifth Schedule above referred to
Common Areas and Facilities for the Flat Owner/s

1. The foundation, columns, beams, supports, Path, and Passages for free egress and ingress leading to the said Unit
2. Water Pump Motor, Water Tanks, Water Pipes, and other Plumbing installations.
3. Overhead & Underground Water Reservoir, Electric Meter room/space if any.
4. Drainage sewers and rainwater pipes, Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipment installations, fixtures fittings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor, roof, Lift.
7. All other areas, facilities, and amenities for common use and enjoyment of Said Complex.

The Sixth Schedule above referred to as Maintenance
for the Flat Owners

1. All costs of maintenance, operating, replacing, repairing, whitewashing, painting, decorating, and rebuilding, reconstructing, lighting the common

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portions and the common areas of the proposed building including the outer walls.

2. All charges, and deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs, and replacements of pumps, its motor, Lift, and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift etc.

The Seventh Schedule Common Easement Right

The Owners shall allow each other and the association upon its formation and taking over maintenance and management of the Building the following rights easements quasi easement privileges and or appurtenances.

- 1) The Owner with the Other CO- owners of the different flats shall use the said general common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other flat owners.
- 2) The right of passage in all the common portions.
- 3) The right of passage of utilization including connection for telephone, television, pipes, etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection of each portion of the building by the Owners.
- 5) Such right support easement and appurtenances and as are usually held used occupied or enjoyed as part or parcel of the said Flat.

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portions and the common areas of the proposed building including the outer walls.

2. All charges, and deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs, and replacements of pumps, its motor, Lift, and other as used as commonly.
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- 2) The right of passage in all the common portions.
- 3) The right of passage of utilization including connection for telephone, television, pipes, etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection of each portion of the building by the Owners.
- 5) Such right support easement and appurtenances and as are usually held used occupied or enjoyed as part or parcel of the said Flat.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month, and year first above written.

Signed and delivered by the
Owners Sri Subir Ranjan Ghosh,
ii) Sri Prabir Ranjan Ghosh, and
iii) Sri Samir Ranjan Ghosh

In the presence of:

Prashikha Ghosh
385, Santra Para Rahara,
Khardah, KOL-118

1. Subir Ranjan Ghosh
2. Prabir Ranjan Ghosh
3. Samir Ranjan Ghosh

Signature of the Owners

Signed and delivered by the
Developer "Pioneer Associate"

In the presence of

Arjun Ghosh
S/O Late Datta Chandra
Bosypur, Khardah
10-118

- PIONEER ASSOCIATES
1. Karish Ranjan Das
 2. Arjun An. Partner

Signature of the Developer Pioneer
Associates" by its Partners

Drafted & Prepared by

Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrolment No.-WB/731/1992

MEMO OF CONSIDERATION

I, Sri Subir Ranjan Ghosh Received from the within named Developer the Sum of Rs. 2,00,000/- (Rupees Two Lakh) only as per memo of consideration mentioned below.

12.05.2024 Chq No. "003911"	B.O.B RAHARA	1,80,000/-
12.05.2024 online Payment	C.B.I. RAHARA	20,000/-

Total Rs. 2,00,000/-

(Rupees Two Lakh) only

Signed and delivered by the
Owner Sri Subir Ranjan Ghosh,
In the presence of:

Prashikha Ghosh
385, Santra Para Rahara,
Khardah, Kol- 118

Subir Ranjan Ghosh
Signature of the Owner

I, Sri Samir Ranjan Ghosh Received from the within named Developer the Sum of Rs. 1,00,000/- (Rupees One Lakh) only as per memo of consideration mentioned below.

12.05.2024 Chq No. "003912"	B.O.B RAHARA	90,000/-
12.05.2024 online Payment	C.B.I. RAHARA	10,000/-

Total Rs. 1,00,000/-

(Rupees One Lakh) only

Signed and delivered by the
Owner Sri Samir Ranjan Ghosh,
In the presence of:

1. Prashikha Ghosh
385, Santra Para Rahara
Khardah, Kol- 118

Samir Ranjan Ghosh
Signature of the Owner

2. Anu Giller
370 Anti-Dust Ch. Dhal
Bodhpada, Khardah
751017

SPECIMEN FORM FOR IMPRESSION OF TEN FINGERS
A.D.S.R. OFFICE AT SODEPUR, DIST. - NORTH 24 PARGANAS

 Subir Ranjan Ghosh	Left Hand	Little	Ring	Middle	Fore	Thump
						
	Right Hand	Thump	Fore	Middle	Ring	Little
						
SIGNATURE Subir Ranjan Ghosh						
 Prabir Ranjan Ghosh	Left Hand	Little	Ring	Middle	Fore	Thump
						
	Right Hand	Thump	Fore	Middle	Ring	Little
						
SIGNATURE Prabir Ranjan Ghosh						
 Samir Ranjan Ghosh	Left Hand	Little	Ring	Middle	Fore	Thump
						
	Right Hand	Thump	Fore	Middle	Ring	Little
						
SIGNATURE Samir Ranjan Ghosh						
	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little
SIGNATURE						

SPECIMEN FORM FOR IMPRESSION OF TEN FINGERS
A.D.S.R. OFFICE AT SODEPUR, DIST. - NORTH 24 PARGANAS

	Left Hand	Little	Ring	Middle	Fore	Thump
						
Right Hand	Thump	Fore	Middle	Ring	Little	
						

Karoli Ranjan Das.

SIGNATURE *Karoli Ranjan Das.*

	Left Hand	Little	Ring	Middle	Fore	Thump
						
Right Hand	Thump	Fore	Middle	Ring	Little	
						

Gopinath Das.

SIGNATURE *Gopinath Das.*

	Left Hand	Little	Ring	Middle	Fore	Thump
Right Hand	Thump	Fore	Middle	Ring	Little	

SIGNATURE

	Left Hand	Little	Ring	Middle	Fore	Thump
Right Hand	Thump	Fore	Middle	Ring	Little	

SIGNATURE



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140520242004686213

GRIPS Payment Detail

GRIPS Payment ID:	140520242004686213	Payment Init. Date:	14/05/2024 19:02:16
Total Amount:	8042	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CTIAHC5	BRN Date:	14/05/2024 19:03:51
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Tapas Chanda
Mobile: 7980626720

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250046862141	Directorate of Registration & Stamp Revenue	8042
Total			8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250046862141

GRN Details

GRN:	192024250046862141	Payment Mode:	Online Payment
GRN Date:	14/05/2024 19:02:16	Bank/Gateway:	State Bank of India
BRN :	IK0CTIAHC5	BRN Date:	14/05/2024 19:03:51
GRIPS Payment ID:	140520242004686213	Payment Init. Date:	14/05/2024 19:02:16
Payment Status:	Successful	Payment Ref. No:	2001158996/7/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Tapas Chanda
Address:	Sealdah Civil Court Complex Kolkata, West Bengal, 700014
Mobile:	7980626720
Email:	tapchanda97@gmail.com
Contact No:	7980626720
Depositor Status:	Advocate
Query No:	2001158996
Applicant's Name:	Mr Tapas Chanda
Identification No:	2001158996/7/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/05/2024
Period To (dd/mm/yyyy):	14/05/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001158996/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2001158996/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	3021
Total				8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-03468/2024	Date of Registration	15/05/2024
Query No / Year	1524-2001158996/2024	Office where deed is registered	
Query Date	09/05/2024 8:02:29 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapas Chanda Sealdah Civil Court, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 58,00,000/-	Rs. 64,29,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Santrapara Road, Mouza: Keruliya, , Ward No: 4, Holding No:60/27 JI No: 5, Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-11	RS-127	Bastu	Bastu	2 Katha 3 Chatak 33 Sq Ft	20,00,000/-	23,11,502/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-11/290	RS-127	Bastu	Bastu	3 Katha	30,00,000/-	31,05,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			8.635Dec	50,00,000 /-	54,16,504 /-	
		Grand Total :			8.635Dec	50,00,000 /-	54,16,504 /-	

Structure Details :

Sch Nq	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	8,00,000/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1500 sq ft	8,00,000 /-	10,12,500 /-	

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates 12A/1/35 Khardah Station Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 15/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office	 May 15 2024 1:21PM	 Captured LTI 15/05/2024	 15/05/2024
1 No Surya Sen Nagar, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: adxxxxxx9p, Aadhaar No: 81xxxxxxx0674 Status : Representative, Representative of : Pioneer Associates (as Partners)				
2	Name	Photo	Finger Print	Signature
	Mr Gopal Das (Presentant) Son of Late Narayan Chandra Das Date of Execution - 15/05/2024, , Admitted by: Self, Date of Admission: 15/05/2024, Place of Admission of Execution: Office	 May 15 2024 1:14PM	 Captured LTI 15/05/2024	 15/05/2024
23 Dr Gopal Chatterjee Road, City:- , 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, Date of Birth:XX-XX-1XX1 , PAN No.: agxxxxxx5h, Aadhaar No: 86xxxxxxx3840 Status : Representative, Representative of : Pioneer Associates (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bishu Dey Son of Late Mukul Dey Sewli Telinipara, City:- , P.O:- Sewli, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121		 Captured 15/05/2024	 15/05/2024
Identifier Of Mr Subir Ranjan Ghosh, Mr Kanti Ranjan Das, Mr Gopal Das, Mr Prabir Ranjan Ghosh, Mr Samir Ranjan Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ranjan Ghosh	Pioneer Associates-1.22833 Dec
2	Mr Prabir Ranjan Ghosh	Pioneer Associates-1.22833 Dec
3	Mr Samir Ranjan Ghosh	Pioneer Associates-1.22833 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ranjan Ghosh	Pioneer Associates-1.65 Dec
2	Mr Prabir Ranjan Ghosh	Pioneer Associates-1.65 Dec
3	Mr Samir Ranjan Ghosh	Pioneer Associates-1.65 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subir Ranjan Ghosh	Pioneer Associates-500.00000000 Sq Ft
2	Mr Prabir Ranjan Ghosh	Pioneer Associates-500.00000000 Sq Ft
3	Mr Samir Ranjan Ghosh	Pioneer Associates-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Santrapara Road, Mouza: Keruliya, ,
Ward No: 4, Holding No:60/27 JI No: 5, Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 11, RS Khatian No:- 127		
L2	RS Plot No:- 11/290, RS Khatian No:- 127		

Endorsement For Deed Number : I - 152403468 / 2024

On 15-05-2024

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

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

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

Presented for registration at 12:45 hrs on 15-05-2024, at the Office of the A.D.S.R. SODEPUR by Mr Gopal Das ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,29,004/-

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

Execution is admitted on 15/05/2024 by 1. Mr Subir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh, Trihuban Appt 11/9 A Road 1st Lane Flat No 3/c Anandapuri Barrackpore, P.O: Nonachandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service, 2. Mr Prabir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh, Santra Para East, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 3. Mr Samir Ranjan Ghosh, Son of Late Sudhir Ranjan Ghosh, Santra Para East, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service

Indetified by Mr Bishu Dey, ., Son of Late Mukul Dey, Sewli Telinipara, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 15-05-2024 by Mr Kanti Ranjan Das, Partners, Pioneer Associates, 12A/1/35 Khardah Station Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Bishu Dey, ., Son of Late Mukul Dey, Sewli Telinipara, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 15-05-2024 by Mr Gopal Das, Partners, Pioneer Associates, 12A/1/35 Khardah Station Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Bishu Dey, ., Son of Late Mukul Dey, Sewli Telinipara, P.O: Sewli, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021.00/- (B = Rs 3,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/05/2024 7:03PM with Govt. Ref. No: 192024250046862141 on 14-05-2024, Amount Rs: 3,021/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0CTIAHC5 on 14-05-2024, Head of Account 0030-03-104-001-16

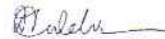
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1251, Amount: Rs.5,000.00/-, Date of Purchase: 06/05/2024, Vendor name: S C Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/05/2024 7:03PM with Govt. Ref. No: 192024250046862141 on 14-05-2024, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0CTIAHC5 on 14-05-2024, Head of Account 0030-02-103-003-02



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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 101286 to 101320
being No 152403468 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.05.16 11:31:55 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 16/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.