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PIONEER ASSOCIATES

Kasoli Rajan & Ss.

Partner

[Signature]

Sankar Ghosh

[Signature]
24/11/23
12:21 P.M.
9-2-28 72494/23
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas
24 NOV 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 24th day of November, 2023 (Two Thousand Twenty Three) ;

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

Contd.....2

[Signature]
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas
24 NOV 2023

3661

নং _____ মূল্য 5000/- তারিখ 22/2/2023

অঃ :- Debanish Mukherjee

২ঃ :- Advocate B. K. Conf

স্বাক্ষর :- [Signature]

ভেড়ার সোমা ভৌমিক বাবু

এ.ডি.এস. আর ব্যারাকপুর

বি. সীল

ভেড়ার সোমা ভৌমিক

সি.ডি.নং -

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মোট টাকার টাকার স্ট্যাম্প - 22/2/2023

8,50,000/-



[Signature]
S/o Sri Dip Das
R. K. Das, P.O. Samikati,
P.S. - Khondok, KOL-114.

Adm. Dist. Sub-Registrar
Sodepur, North 24 Parganas

24 NOV 2023

12/1/23

22/2/2023

SRI SANKAR GHOSH, Residing at 8/4, Iswar Chowdhury Road, Son of Late Dwijendra Nath Ghosh, Bishalakshmi Tala, P.O.- Rahara, Police Station - Rahara, District - North 24 Parganas, Kolkata- 700118,

Pan -ADTPG4433D,

Aadhaar no- 9369 5245 2120,

Nationality - Indian,

Religion - Hindu,

Occupation - Retired,

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

2. "PIONEER ASSOCIATES", Pan - AAMFP7725R, 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. Suryasen Nagar, P.O. & P.S. - Khardah, District. - North 24 Parganas Kolkata - 700 117

Pan - ADSPD7299P,

Aadhaar no.- 8139 1092 0674,

Nationality- Indian,

Religion - Hindu,

Occupation - Business,

2.2) SRI GOPAL DAS, Son of Late Narayan Chandra Das, residing at "Kironalay", SasadharTaraftdar 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,

Nationality- Indian,

Religion Hindu,

Occupation Business,

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

PIONEER ASSOCIATES

Kanti Ranjan Das,

Partner



Sankar Ghosh



3. Chain of Title

3.1 Whereas originally one Dwijendra Nath Ghosh, the father of the present Owner, since deceased, had been enjoying and possessing as an absolute lawful owner having all Title in respect of freehold indispensable homestead Bastu land measuring about 09 Cottahs 01 Chittak 34 Square feet more or less lying within the limit of Khardah Municipality, within the jurisdiction of North 24 Parganas, Police Station -Khardah, at present it is under the Police Station of - Rahara, appertaining to Mouza -Rahara, J.L. no. - 3, Touzi no. - 3, 147, 160, 161 & 162, Re.Su. no. -61, comprised and contained in R.S. Dag no.- 651, under R.S. Khatian no. - 1319, corresponding to L.R. Dag no.- 1841, under L.R. Khatian no. - 1146, within the jurisdiction of A.D.S.R.- Barrackpore (now it is under the A.D.S.R. at Sodepur), Kolkata- 700118, after purchased the same from one Tulsi Moni Dasi, through a registered Deed of Conveyance, registered on 14/08/1947, recorded in the Office of A.D.S.R. at Barrackpore, entered into Book no. - I, Volume no. - 20, Written in pages from 8 to 11, Being no- 1240 for the year 1947,

3.2 Being the absolute owner of the above land said Dwijendra Nath Ghosh duly mutated his name in the local Municipality and also recorded his land with his name before the Settlement Record, with R.S. Dag no. -651, under R.S. Khatian no.- 1319, in Mouza- Rahara, which is subsequently recorded in L.R. Settlement Record in L.R. Dag no. - 1841, under L.R. Khatian no. -1146, Police Station - Khardah (at present it is under Rahara) Dist. North 24 Parganas, Kolkata - 700118

3.3 While seizing and possessing the above land the owner Dwijendra Nath Ghosh died intestate on 23/03/1987 leaving behind him surviving his Wife i) Smt. Nanda Rani Ghosh, only son ii) Sri Sankar Ghosh, and Six daughters namely iii) Smt. Archana Ghosh, wife of Swapan Kumar Ghosh, iv) Smt. Purnima Ghosh, wife of Nagendra Nath Ghosh, v) Smt. Anima Ghosh, wife of Ajit Kumar Ghosh, vi) Smt. Nilima Ghosh, wife of Arup Kumar Ghosh, vii) Ashima Ghosh, wife of Samir Kumar Ghosh, and Krishna Ghosh, daughter of Late Dwijendra Nath Ghosh, as his only legal heiress and successors according to the Hindu Succession Act, and all the legal representatives inherited the Estate of deceased Dwijendra Nath Ghosh, jointly with Pucca, Kwacha structure as standing thereon having each equal undivided impartible of $1/8^{\text{th}}$ shares over the entire above landed property.

Partner

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3.4 Thereafter above-named i) Nanda Rani Ghosh, ii) Smt. Archana Ghosh, iii) Smt. Purnima Ghosh, iv) Smt. Anima Ghosh, v) Smt. Nilima Ghosh, vi) Ashima Ghosh, and vii) Krishna Ghosh, having all indefeasible rights, title, and interest in respect of undivided impartible total $7/8^{\text{th}}$ share of the entire Premises, all represented as the Donors **without any provocation with love and affection** duly executed and registered one Deed of Gift on the 23rd October 1990, where they all gifted, transferred and assigned their total share unto Sri Sankar Ghosh, the present Owner herein the son of Donor Smt. Nanda Rani Ghosh and the brother of the others Donors, therein which was recorded in the Office of A.D.S.R. at Barrackpore, entered into Book no - I, Volume no. -92, written in pages from 187 to 196, Being no. - 4982 for the year 1990.

3.5 That after becoming the absolute Owner by virtue of the above Deed of Gift and by way of Law of Inheritance Said Sankar Ghosh entitled the entire Premises as an absolute Owner with the land more or less measuring 09 Cottahs 01 Chittak 34 Square feet Together with residential Pucca Building and Kwacha structure standing thereon and being the absolute owner duly mutated his name in the Khardah Municipality and got Municipal Holding no.- 8/4, Iswar Chowdhury Road, Ward no. - 10, P.O.- Rahara, and also mutated his name with his above land in the L.R. Settlement Record, under Mouza - Rahara, comprised with L.R. Dag no. - 1841, under L.R. Khatian no. - 1900/2, Police Station - Rahara, within the District North 24 Parganas, Kolkata - 700 118

4.1 Declaration about absolute Ownership: The named Owner herein indemnifies and declares that besides him there is/are no other legal, representatives and or any claimant/s in the eye of the law regarding the First Schedule property and the present Owner is the lawful entitled the Premises having full and absolute Ownership right of the First Schedule Property lying at Holding no.- 8/4, Iswar Chowdhury Road, Ward no. - 10, P.O.- Rahara, and also mutated his name with his above land in the L.R. Settlement Record, under Mouza - Rahara, comprised with L.R. Dag no. - 1841, under L.R. Khatian no. - 1900/2, Police Station - Rahara, within the District North 24 Parganas, Kolkata - 700 118.

4.2 Nonencumbrances: The Owner indemnifies that he has good marketable title to his said Premises and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispences,

attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

4.3 Now the Owner intends to develop and construct a multi-storied Building thereon for better exploitation of his land only to the extent of the area of land measuring 05 Five Cottahs 10 Ten Chhitaks 15 Fifteen Square feet out of his above total land, which is clearly stated and described in the First Schedule herein below, hereinafter called and referred to as the **Said Premises**.

5.1 Engagement of Developer: The Owner now desires to build up his own residential units/Building upon his First Schedule land measuring more or less 05 Five Cottahs 10 Ten Chhitaks 15 Fifteen Square feet after demolishing the existing structure and due to paucity of time to deploy strictly for his own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owner has 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 his Said Premises and with a view of that aspect he approached before the Developer, herein.

5.2 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 Owner of the Said Premises has 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 Owner 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 Owner of this present has 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 OWNER: Shall mean **Sri Sankar Ghosh** and his legal heirs and successors.

1.2 DEVELOPER: Shall mean **"PIONEER ASSOCIATES"**, Pan - AAMFP7725R,

PIONEER ASSOCIATES

Kanchi Ranjan Das
Partner

Sankar Ghosh

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 Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed-use comprising of residential cum commercial. There shall be other infrastructures like Water Supply, along with the Security System, for 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 Bastu land measuring more or less 05 Five Cottahs 10 Ten Chhitaks 15 Fifteen Square feet with structure lying and situates within the limit of Khardah Municipality, Municipal Holding no.- 8/4, Iswar Chowdhury Road, Ward no. - 10, P.O.- Rahara, appertaining to Mouza - Rahara, comprised and contained in R.S. Dag no.- 651, under R.S. Khatian no. - 1319, corresponding L.R. Dag no. - 1841, under L.R. Khatian no. - 1900/2, Police Station - Rahara, within the District North 24 Parganas, Kolkata - 700 118

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: This shall mean the space in the constructed building/s for independent use and occupation from the Developer's Allocation.

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

PIONEER ASSOCIATES

Karati Ranjan Das.

Partner

Sankar Ghosh

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The Owner shall be entitled to get the 44% (Forty Four Percent) Built Up area from the newly proposed Constructed Building consisting of 08 Eight complete residential Units/Flats and one Garage with one Toilet in lieu of exploitation of his First Schedule lands for use of residential purposes. The Flats will be allotted by the manners as follows.

- I) One 01 complete residential Flat /unit, being No.- B, area 661 Square feet Built-up areas (more or less) on the Ground Floor of the newly proposed Building.
- II) One 01 complete residential Flat /unit, being No.- A, area 716 Square feet Built-up areas (more or less) on the First 1st Floor of the newly proposed Building.
- III) One 01 complete residential Flat /unit, being No.- C, area 803 Square feet Built-up areas (more or less) on the First 1st Floor of the newly proposed Building.
- IV) One 01 complete residential Flat /unit, being No.- A, area 716 Square feet Built-up areas (more or less) on the Second 2nd Floor of the newly proposed Building.
- V) One 01 complete residential Flat /unit, being No.- C, area 803 Square feet Built-up areas (more or less) on the Third 3rd Floor of the newly proposed Building.
- VI) One 01 complete residential Flat /unit, being No.- D, area 744 Square feet Built-up areas (more or less) on the Third 3rd Floor of the newly proposed Building.
- VII) One 01 complete residential Flat /unit, being No.- B, area 661 Square feet Built-up areas (more or less) on the Fourth Floor of the newly proposed Building.
- VIII) One 01 complete residential Flat /unit, being No.- D, area 744 Square feet Built-up areas (more or less) on the Fourth 4th Floor of the newly proposed Building.
- IX) One complete Garage vide no.- 1 , area 216 Sqft built up area on the Ground Floor with cemented Floor with one Toilet.

PIONEER ASSOCIATES

Kareli Ranjan 29.8.

Partner

Sankar Choudhary



It is admitted that if the above Flats' total areas are less than and /or excess of the 44% forty-four percent of demanded /allocated areas followed by the Owners Allocation, in that event that will be adjusted by making payment of consideration amount @ Rs. 3200/- (Rupees three thousand two hundred) upon such excess and /or less Square feet by the Developer and Owner respectively.

All the above Flats/Units shall be constructed following the sanctioned Building Plan including common enjoyment with the other occupiers /Owners of the Building which is clearly stated and mentioned in the Second Schedule herein below. Lying on the First Schedule Property which is shown in annexed Plan Herewith.

The above allocations (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 New Project under the clause Owner's Allocation. On completion of the respective Flats, the Developer shall hand over the Owner's Allocation to the Owner 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 Owner amicably in the presence of the Developer's authorized representative and the Owner hereby accepts 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 Owner will be finished as per the Third Schedule hereunder written. The Development Agreement along with the finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area more or less 05 Five Cottahs 10 Ten Chhitaks 15 Fifteen Square feet.

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owner's Allocation as stated in clause 1.7 all the remaining i.e. 56 % (Fifty Six percent) constructed space/area together with common space, after allocating the Owner's 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. The Owner shall have no 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 to put up signage, hoardings including neon signs

PIONEER ASSOCIATES

Kaushal Rajivani dars.

Partner

Sankar Choudh

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 plans 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 Owner does hereby authorize the Developer Firm to sign as his 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 Attorneys.

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 Owner indemnifies that he has been seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises
- 2.2 None other than the Owner has any right, title, interest, claim, and/or demand over and in respect of the said property and/or any portion thereof.
- 2.3 The owner further indemnifies that the said Premises is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- 2.4 Owner shall be liable to pay G.S.T, Income Tax/Charges, and or other duties as levied by the Government as per provision.
- 2.5. The Owner in pursuant to the Development Agreement also 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 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 Owner hereby grants the 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 thereto made or caused to be made by the Developer hereto.
- 3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building as per clause no. 1.8 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

PIONEER ASSOCIATES

Kanchi Ranganathan

Partner



Sankar Ghosh



- 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 its Constituted Attorney.
- 3.6 On completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative 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 The Developer has the absolute right to amalgamate all the adjacent plots of the other Owner in a single holding before the Khardah Municipality of 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 Owner has 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

PIONEER ASSOCIATES

Kaali Ranjan Das
Partner

Sankar Ghosh

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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 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 as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -VI COMMON RESTRICTION.

The Owner's 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

PIONEER ASSOCIATES

Kavali Rayan Das,

Partner

[Signature]

Sankar Ghosh

[Signature]

after completion of the sell 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 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 Owner 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 Owner 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 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 "DWIJENDRA BHABAN"
- 7.7 The entrance of the newly proposed G+IV storied Building will be Akhil Mukherjee Road, P.O.-Rahara.

PIONEER ASSOCIATES

Kavali Rayan 2005.

 Partner

Sankar Ghosh



ARTICLE - VIII PRE-COMMENCEMENT AND CONSTRUCTION COMPLETION

8.1 Pre- Pre-commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by the Owners 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 That either from the date of obtaining the 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 **30 (Thirty) months** to complete the Owner's 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 Owner will not be deprived of his 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 Owner 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 Attorneys shall arise from either side of the Owner or the Developer and all conditions of this Agreement shall prevail.

ARTICLE - IX - COMMON EXPENSES

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 Owner to the Developer Firm.

ARTICLE -X - OWNER'S OBLIGATIONS

10.1 The Owner shall hand over the vacant possession of the entire said Schedule property to the Developer simultaneously with the execution of these

PIONEER ASSOCIATES

Karati Raychaudhary

Partner

Saukar Ghosh

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presents for construction of the building/s on the said property in terms of this Agreement.

10.2 The Owner 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 Owner hereby agrees and covenants 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-Corporate as and when it would be required, save & except mortgaging the owner shares in the project & on the indemnification of the Owner that any liability on the aspects of financial nature shall be fully & satisfactorily borne by the said developer only without encumbering title, interest, etc. of the owner 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 agrees and undertakes 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 Firm.

10.7 On the date of execution and registration of the Development Agreement the Owner 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 Owner and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owner and after handing over the peaceful possession of the land by the Owner unto the Developer no further maintenance will pay by the Owner.

PIONEER ASSOCIATES

Kavita Ranjan Das.

Partner

Sankar Ghosh



10.8 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 Owner shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed together with all the benefit and facilities as herein specifically provided. and it shall be heritable and transferable.

10.9 The Owner will examine the facilities, fittings, and fixtures provided in the building including the said flat, and after fully satisfying herself with regard thereto and the nature, scope, and extent of the benefits rights interest provided to the Owner and shall no claim or demand whatsoever against the Developer after taking possession of the respective Flats as captioned "Owner's Allocation"

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 Owner to complete the construction of the said new buildings within 30 (Thirty) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

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

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

13.2 The Developer shall erect and construct boundary Wall between the Owner's Property and the new Proposed Building.

PIONEER ASSOCIATES

Kaceli Rajan Das.

Partner

Sankar Ghosh

✓

10.8 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 Owner shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed together with all the benefit and facilities as herein specifically provided. and it shall be heritable and transferable.

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PIONEER ASSOCIATES

Kaceli Rajan das.
Partner

Sankar Ghosh

✓

13.3 The Developer shall also install and construct one small Iron gate on the North Eastern corner of the above boundary wall for egress and ingress only to the Owner.

13.4 The Owner shall have every right to tender for booking towards his allocation in the newly proposed Building to any intending Buyer/s at his own volition same and identical to the Developer.

13.5 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 referred to as Said Premises

ALL THAT piece and parcel of Bastu land measuring more or less 05 Five Cottahs 10 Ten Chhitaks 15 Fifteen Square feet with Brick wall Asbestos Shed Kwacha structure measuring about 800 Square feet lying and situates within the limit of Khardah Municipality, Municipal Holding no.- 8/4, Iswar Chowdhury Road, Ward no. - 10, P.O.- Rahara, appertaining to Mouza - Rahara, comprised and contained in R.S. Dag no. - 651, under R.S. Khatian no. - 1319, corresponding L.R. Dag no. - 1841, under L.R. Khatian no. - 1900/2, Police Station - Rahara, within the District North 24 Parganas, Kolkata - 700 118, AD.S.R. Office at Sodepur, the entire land clearly shown and delineated by RED Colour Mark in the annexed Plan herewith. The entire land is butted and bounded the entire land as follows:

On the North : 4ft wide Municipal Road

On the South : Owner's Residential Building .

On the East : K.N. Mukherjee & Pran Gopal Roy

On the West: : Pratima Roy, Tapan Halder & Manabendra Bhattacharjee

The Second Schedule is Referred to as the Owner's Allocation

Owner's Allocation comprised of constructed areas and consideration amount in lieu of his said Premises (to the extent of G-IV storied building only)

The Owner shall be entitled to get the 44% (Forty Four Percent) Built Up area from the newly proposed Constructed Building consisting of 08 Eight complete residential Units/Flats and 01 one Garage with one Toilet in lieu of exploitation

PIONEER ASSOCIATES
Kanchi Rajan Das,
Partner

Sankar Choudhary

✓

of his First Schedule lands for use of residential purposes. The Flats will be allotted by the manners as follows.

- I) One 01 complete residential Flat /unit, being No.- B, area 661 Square feet Built-up areas (more or less) on the Ground Floor of the newly proposed Building.
- II) One 01 complete residential Flat /unit, being No.- A, area 716 Square feet Built-up areas (more or less) on the First 1st Floor of the newly proposed Building.
- III) One 01 complete residential Flat /unit, being No.- C, area 803 Square feet Built-up areas (more or less) on the First 1st Floor of the newly proposed Building.
- IV) One 01 complete residential Flat /unit, being No.- A, area 716 Square feet Built-up areas (more or less) on the Second 2nd Floor of the newly proposed Building.
- V) One 01 complete residential Flat /unit, being No.- C, area 803 Square feet Built-up areas (more or less) on the Third 3rd Floor of the newly proposed Building.
- VI) One 01 complete residential Flat /unit, being No.- D, area 744 Square feet Built-up areas (more or less) on the Third 3rd Floor of the newly proposed Building.
- VII) One 01 complete residential Flat /unit, being No.- B, area 661 Square feet Built-up areas (more or less) on the Fourth Floor of the newly proposed Building.
- VIII) One 01 complete residential Flat /unit, being No.- D, area 744 Square feet Built-up areas (more or less) on the Fourth 4th Floor of the newly proposed Building.
- IX) One complete Garage vide no.- 1 , area 216 Sqft built up area on the Ground Floor with cemented Floor with one Toilet.

The Third Schedule Referred to as Developer's Allocation

Besides the Owner's Allocation as stated in clause 1.7 all the remaining balance constructed spaces/areas together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer

PIONEER ASSOCIATES

Karali Ranjan Das.

Partner

Sankar Ghosh

2

which they can sale to anybody at any price to be determined by the Developer Firm. The Owner shall not 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 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 Titles of the standard brand up to Lintel height Toilet of Indian /commodes 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 Titles of the standard brand up to Lenten height from the cooking platform finished with Black Stone, Floor will be finished with Marble
Doors	:- All doors will be flash doors, Bathroom P.V.C., and all frames Malaysia Sal wood (except the 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's, one shower, and one point for the flush tank, all fittings are standard quality
Verandah/ <u>Balcony</u>	Steel Railing 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. One point for A.C. as per the choice of the Owner with complete electrical Accessories.

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.

One A/c plug point will be provided according to the Owners' choice in each new Flat.

Walls

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 codes primer & painting finish.

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.

PIONEER ASSOCIATES

Kacchi Ranjan s.s.

Partner

Sankar Chosh

2

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 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.

PIONEER ASSOCIATES

Kandli Ranjane Dns.

Partner

Signature

Sankar Ghosh

Signature

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

Signed and delivered by the
Owner Sri Sankar Ghosh
In the presence of:

Swapna Ghosh
8/4, I.C. Road
Rahara, Kol. - 700118

Sankar Ghosh

Signature of the Owner Sankar Ghosh

Signed and delivered by the
Developer Pioneer Associate
In the presence of

Prosantha Das
S/o Late. Kani pada Das
Dr. Gopal Chatterjee Road,
Sukchari, Sodepur,
Kol - 700115

PIONEER ASSOCIATES

1. Karoli Ranjan Das
Partner

2. Gopal An.

Signature of the Developer "Pioneer
Associates" by its Partners

Drafted & Prepared by

Tapas Chanda

Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no. - WB/731/1992

Original Stamp paper valued at Rs. 5000/- was purchased by the name of Debashish Mukherjee, Advocate who at present sick and as such present Deed presented by Tapas Chanda, Advocate.

2

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

Signed and delivered by the
Owner Sri Sankar Ghosh
In the presence of:

Swapna Ghosh
8/4, I.C. Road
Rohini, Kol. - 700118



Signature of the Owner Sankar Ghosh

Signed and delivered by the
Developer Pioneer Associate
In the presence of

Prasanta Das
S/o Late - Kani Pada Das
Dr. Gopal Chatterjee Road,
Sukchari, Sodepur,
Kol - 700115

PIONEER ASSOCIATES

1. 
Partner

2. 

Signature of the Developer "Pioneer
Associates" by its Partners

Drafted & Prepared by



Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no. - WB/731/1992

Original Stamp paper valued at Rs. 5000/- was purchased by the name of Debashish Mukherjee, Advocate who at present sick and as such present Deed presented by Tapas Chanda, Advocate.



SITE PLAN SHOWS THE LAND & BUILDING AT MOUZA- RAHARA,
J.L NO - 3, R.S. NO - 61, TOUJI NO - 3, 147, 160, 161, 162, L.R DAG
NO- 1841, L.R. KHATIAN NO- 1900/2, IN WARD NO- 10,
HOLDING NO- 8/4, I.C. ROAD, P.S. - RAHARA, UNDER MUNICIPALITY-
KHARDAH, DIST.- 24 PGS.(N).

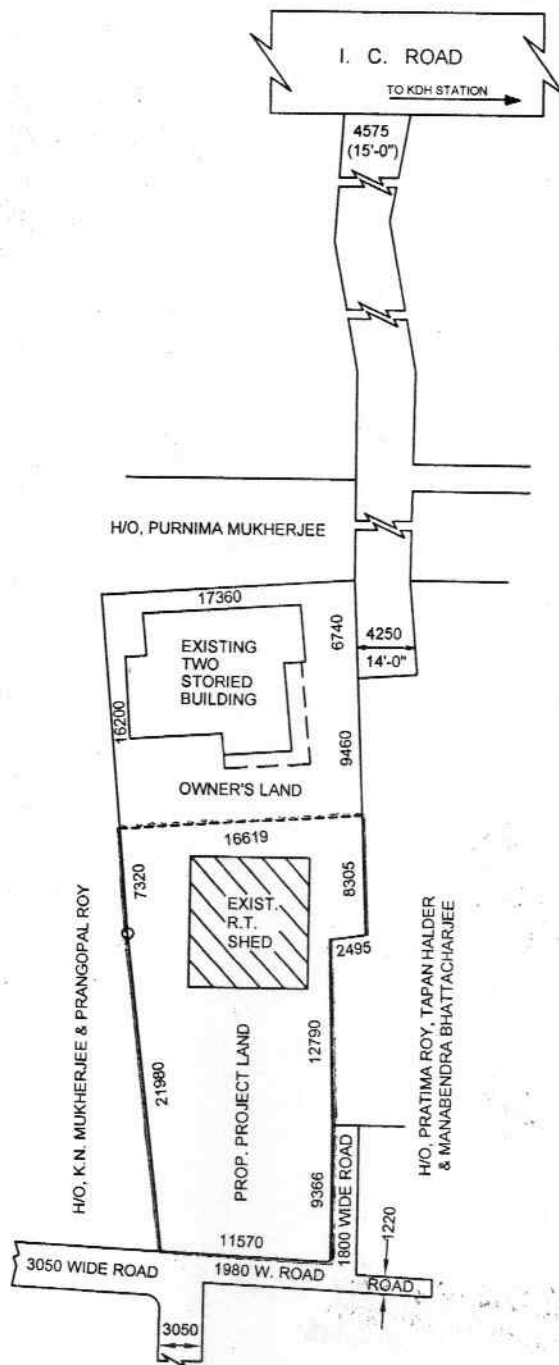
SCALE= 1:400



TOTAL AREA OF LAND- 9 K- 1 CH- 34 SFT.
OR 609.35 SQ.M.

AREA OF PROJECT LAND- 5 K- 10 CH- 15 SFT.

COVD. AREA (R.T. SHED) - 800 SFT.



PIONEER ASSOCIATES

Kanti Ranjan Das

[Signature] Partner

DEVELOPER'S SIGNATURE

Saukan Ghosh

OWNER'S SIGNATURE

[Signature]
Ajit Das
8/8 Balaknathala
Rashkhola, Khardah
LIC No.- 11723438

DELT

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

 <i>Karli Ranjan Das</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Karli Ranjan Das*

 <i>Suban Das</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Suban Das*

 <i>Sankar Ghosh</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE *Sankar 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

 <i>Karli Ranjan Das</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
						
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						

SIGNATURE *Karli Ranjan Das*

 <i>Gopal An.</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
						
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						

SIGNATURE *Gopal An.*

 <i>Sankar Ghosh</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
						
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						

SIGNATURE *Sankar Ghosh*

	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



231120232029382568

GRIPS Payment Detail

GRIPS Payment ID:	231120232029382568	Payment Init. Date:	23/11/2023 21:23:27
Total Amount:	5041	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CNR CER8	BRN Date:	23/11/2023 21:28:32
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	192023240293825691	Directorate of Registration & Stamp Revenue	5041
Total			5041

IN WORDS: FIVE THOUSAND FORTY ONE 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



192023240293825691

GRN Details

GRN:	192023240293825691	Payment Mode:	Online Payment
GRN Date:	23/11/2023 21:23:27	Bank/Gateway:	State Bank of India
BRN :	IK0CNR CER8	BRN Date:	23/11/2023 21:28:32
GRIPS Payment ID:	231120232029382568	Payment Init. Date:	23/11/2023 21:23:27
Payment Status:	Successful	Payment Ref. No:	2002872497/1/2023

[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:	2002872497
Applicant's Name:	Mr Tapas Chanda
Identification No:	2002872497/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	23/11/2023
Period To (dd/mm/yyyy):	23/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002872497/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002872497/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1524-08428/2023	Date of Registration	24/11/2023
Query No / Year	1524-2002872497/2023	Office where deed is registered	
Query Date	22/11/2023 5:16:18 PM	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]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 86,63,580/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
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: ISWAR CHOWDHURY ROAD, Mouza: Rahara, , Ward No: 10, Holding No:8/4 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	LR-1841 (RS :-)	LR-1900/2	Bastu	Bastu	5 Katha 10 Chatak 15 Sq Ft	38,50,000/-	84,47,580/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
Grand Total :					9.3156Dec	38,50,000 /-	84,47,580 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1,50,000/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		800 sq ft	1,50,000 /-	2,16,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri SANKAR GHOSH Son of Late DWIJENDRA NATH GHOSH Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>24/11/2023</td><td></td><td>LTI 24/11/2023</td><td>24/11/2023</td></tr> </tbody> </table> BISHALAKSHMI TALA, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3D, Aadhaar No: 93xxxxxxxx2120, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri SANKAR GHOSH Son of Late DWIJENDRA NATH GHOSH Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office		 Captured		24/11/2023		LTI 24/11/2023	24/11/2023
Name	Photo	Finger Print	Signature										
Shri SANKAR GHOSH Son of Late DWIJENDRA NATH GHOSH Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office		 Captured											
24/11/2023		LTI 24/11/2023	24/11/2023										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>Nov 24 2023 12:36PM</td><td></td><td>LTI 24/11/2023</td><td>24/11/2023</td></tr> </tbody> </table> 1 NO. SURYASEN NAGAR, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx0674 Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)	Name	Photo	Finger Print	Signature	Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured		Nov 24 2023 12:36PM		LTI 24/11/2023	24/11/2023
Name	Photo	Finger Print	Signature										
Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured											
Nov 24 2023 12:36PM		LTI 24/11/2023	24/11/2023										

Name	Photo	Finger Print	Signature
Shri GOPAL DAS (Presentant) Son of Late NARAYAN CHANDRA DAS Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office	 Nov 24 2023 12:35PM	 LTI 24/11/2023 Captured	 24/11/2023
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, , PAN No.:: AGxxxxxx5H, Aadhaar No: 86xxxxxxx3840 Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANDIP DAS Son of Shri DILIP DAS R. K. PALLY, City:- Panihati, P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114	 24/11/2023	 Captured 24/11/2023	 24/11/2023
Identifier Of Shri SANKAR GHOSH, Shri KANTI RANJAN DAS, Shri GOPAL DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR GHOSH	PIONEER ASSOCIATES-9.31563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANKAR GHOSH	PIONEER ASSOCIATES-800.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: ISWAR CHOWDHURY ROAD, Mouza: Rahara, , Ward No: 10, Holding No:8/4 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1841, LR Khatian No:- 1900/2	Owner:শঙ্কর ঘোষ ., Gurdian:হিজেন্দ্র নাথ ঘোষ, Address:দিজ , Classification:বাড়, Area:0.15000000 Acre,	Shri SANKAR GHOSH

Endorsement For Deed Number : I - 152408428 / 2023

On 24-11-2023

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 12:22 hrs on 24-11-2023, at the Office of the A.D.S.R. SODEPUR by Shri GOPAL DAS ..

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 86,63,580/-

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

Execution is admitted on 24/11/2023 by Shri SANKAR GHOSH, Son of Late DWIJENDRA NATH GHOSH, BISHALAKSHMI TALA, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 24-11-2023 by Shri KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

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

Execution is admitted on 24-11-2023 by Shri GOPAL DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2023 9:28PM with Govt. Ref. No: 192023240293825691 on 23-11-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNR CER8 on 23-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3661, Amount: Rs.5,000.00/-, Date of Purchase: 22/02/2023, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2023 9:28PM with Govt. Ref. No: 192023240293825691 on 23-11-2023, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNR CER8 on 23-11-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 276675 to 276708

being No 152408428 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.11.29 17:27:20 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 29/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

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