

4780/2025

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 549586

Handwritten signature and date: 08/07/25
Handwritten number: 2-1757488/25
Stamp: ADSE SODHOUT North 24 Parganas 02 JUL 2025

certifies that the document is subject to registration. The document shall be void and the endorsement shall be null and void with this document and its part in this document.

ADSE SODHOUT North 24 Parganas 02 JUL 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 2nd day of July Two Thousand and Twenty Five 2025 in the Christian Era

Handwritten signature

89981

To: Tapas Chandra. Das

Address: Sealdah civil court
Kol-14.

Re: SLD/-

Kolkata Collection
11, Kalyani Suburban
Kolkata-1

Kr. Saha
Licensed Stamp
Vendor

29 JUN 2025



ADP SODSOL
North 24 Parganas

01 JUL 2025

Sandip Das
S/o Sudip Das
R.K. Puri, Panipat
BS. Khondra, Kol-14.

1.1 Smt. Saswati Majumder, Wife of Late Anjan Majumder, Residing at 43, Govt. Colony, P.O.- Rahara, Police Station – Rahara, District – North 24 Parganas, Kolkata- 700118,

Pan ASDPM3645A

Aadhaar no 5546 4068 0333,

Nationality Indian,

Religion – Hindu,

Occupation Housewife

D.O.B. 20/11/1963

1.2 Mrs. Anwesha Majumder, Daughter of Late Anjan Majumder, Residing at 43, Govt. Colony. P.O.- Rahara, Police Station – Rahara, District – North 24 Parganas, Kolkata- 700118,

Pan DGPPM6902P

Aadhaar no 2837 5662 3883,

Nationality Indian,

Religion Hindu,

Occupation Self Employed.

D.O.B. 24/10/1994

1.3 Sri Abhishek Majumder, Son of Late Arun Majumder, Residing at Village – Panpara, P.O.- Panpara, Police Station – Ranaghat, District – Nadia, Pin -741402,

Pan BEAPM3143P

Aadhaar no 7201 4964 4174,

Nationality Indian,

Religion Hindu,

Occupation Self Employed

D.O.B. 01/09/1984

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

2. "PIONEER 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

Part -I : Property belongs to Nani Gopal Majumder (Deed No. - 192 of 1989):

3.1 Whereas one Nani Gopal Majumder, Son of Late Rohini Kumar Majumder due to some unavoidable situation and some other reasons has been compelled to come in The State of West Bengal after crossing the Border of East Pakistan, now it is Bangladesh and had been residing by making an absolute occupation in respect of a piece of homestead Bastu land measuring be the same and or little more or less 04 four Katha lying and situated within the limit of Khardah Municipality, Govt. Colony, P.O.- Rahara, Ward no.- 9 , Police Station - Khardah, (at present Police Station is Rahara), District - North 24 Parganas, appertaining to Mouza -Rahara, J.L. No. - 3, L.O.P. No. - 43, comprised and contained in C.S. Plot No - 1180 (P) , District - North 24 Parganas, Kolkata-700 118 with a clear boundary.

3.2 And Whereas thereafter the Govt. of West Bengal had granted one patta in favour of the Said Nani Gopal Majumder as a displaced person and according to the Government Policy the Authority concern i.e. Office of the B.L.& L.R. Dist.- North 24 Parganas, had executed and registered one freehold Deed of Gift , where the Governor of West Bengal on behalf of the State of West Bengal duly gifted and transferred the above plot of land i.e. more or less 04 Katha in favour of the said Nani Gopal Majumder, the said Deed of Gift was registered on 24th day of July 1989, in the Office of Addl. Dist. Registrar of North 24

Parganas, Dist. North 24 Parganas, recorded into Book No.- I, Volume No. – III, Written in pages from 165 to 168, Being No. – 192 for the year 1989.

3.3 After becoming the absolute Owner said Nani Gopal Majumder, since deceased had been absolutely seized and possessed of or otherwise well and sufficiently entitled to in fee simple in possession of the above land and had been enjoying the said land with residential building thereon with his family uninterruptedly and being the absolute Owner had mutated his name in the Assessment Record of the Khardah Municipality and got Municipal Holding No. 33/30, Govt. Colony, P.O. Rahara, District North 24 Parganas. The said Nani Gopal Majumder also mutated his name with his above land before the B.L.& L.R.O. at Sodepur, and recorded in L.R. Dag no.- 3251, under L.R. Khatian no.-1306/1, lying within the District North 24 Parganas, Police Station – Khardah, now it is under Rahara.

3.4 That during holding and possessing the above landed property said Nani Gopal Majumder died intestate on 05/06/2012 leaving behind him surviving his three sons namely i) **Arun Majumder**, ii) **Anjan Majumder** and iii) **Anup Majumder** as his only legal heirs and successors according to the Hindu Succession Act, and all are the legal heirs and successors of Late Nani Gopal Majumder inherited the entire property of deceased i.e. Land measuring about 04 Katha with dwelling house thereon in equal undivided impartible share of land with structure. Be it mentioned herein that the Maya Majumder, wife of Late Nani Gopal Majumder predeceased her, who died on 25/8/1982.

3.5 After inheriting the property of the deceased Late Nani Gopal Majumder, all the above named legal successors namely *Arun Majumder, Anjan Majumder and Anup Majumder* jointly have entitled to the said land as joint Owners, and they duly recorded their names in the local Municipality under Municipal Assessment record with Holding No.- 33/30/ Govt. Colony Road, (New Purbachal Govt. Colony Road), Ward no. – 9, P.O.- Rahara, District – North 24 Parganas, Police Station – Rahara, District North 24 Parganas, in respect of above land measuring more or less 04 Katha, which is clearly stated and described on the First Schedule Property herein below.

4.1. **And Whereas** during such joint possession one of the Co-owner Arun Majumder who was remaining missing on long time and due to untraced him there one Title Suit vide no. – 488 of 2019 was instituted by his son, the Owner no. -1.3 herein Sri Abhishek Majumder, where the Learned 2nd Court of Civil Judge, Barrackpore, pleased to pass an Order dated 20/03/2025 about the death of the missing person i.e Arun Majumder, who leaving behind his only son Sri Abhishek Majumder, the Owner no. – 1.3 herein, as his only legal heir and successor according to the Hindu Succession Act, the fact remains Rita Majumder the wife of Arun Majumder also died on 19/01/2025, accordingly the said Abhishek Majumder inherited the undivided impartible proportionate share of property of the deceased Arun

Majumder and became the joint Owners with the other Co-owners of the First Schedule property.

4.2. **And Whereas** the above named Anjan Majumder also died on 05/11/2023 , leaving behind him surviving his wife Smt. Saswati Majumder, the Owner no.- 1.1 herein and only daughter Mrs Anvesha Majumder, the Owner no.- 1.2, herein as the only legal heirs and successors of the deceased, who jointly inherited the undivided impartible proportionate share of property of deceased Anjan Majumder and became the joint owners with the other Co-owner of the First Schedule property.

4.3 **And Whereas** above named Anup Majumder , a bachelor , who also died intestate on 06/08/2024 and according to the Law of Inheritance followed with Dayabhaga School of Hindu Law the deceased Anup Majumder's all Estates has been devolved upon the present Owners namely *Smt. Saswati Majumder (wife of deceased's brother Anjan Majumder)*, *Mrs. Anvesha Majumder (daughter of deceased's brother Anjan Majumder)*, and *Sri Abhishek Majumder (son of deceased's brother Arun Majumder)* , all are the joint Owners herein have been seized and possessed the property measuring 04 Katha, in equal share of land. which is clearly stated and described in the First Schedule herein below.

5.1 By the foregoing events and law of Inheritance it is clear that i) *Smt. Saswati Majumder*, ii) *Mrs Anvesha Majumder* and iii) *Sri Abhishek Majumder* jointly by their predecessors interest have become the Owners in respect of total land measuring more or less 04 four Katha lying within the limit of Khardah Municipality , under Municipal Holding No.- 33/30/ , Govt. Colony Road, (New Purbachal Govt. Colony Road), Ward no. - 9 , P.O.- Rahara. District - North 24 Parganas, Police Station - Rahara , appertaining to Mouza- Rahara, J.L. No. - 03 , comprised and contained in L.O.P. No. - 43, comprised and contained in C.S. Plot No - 1180 (P), corresponding L.R. Dag no. 3251 , under L.R. Khatian no. - 1306/1, which is clearly stated and described in the First Schedule herein below, and herein after called and referred to as the **Said Premises**.

6.1 **Declaration about absolute Ownership:** the above named Owners i) *Smt. Saswati Majumder*, ii) *Mrs. Anvesha Majumder* and iii) *Sri Abhishek Majumder* jointly herein indemnify and declare that besides them 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 Owners are the lawful entitled the Premises having full and absolute Ownership right the Property containing an area of total land measuring more or less 04 Katha lying within the limit of Khardah Municipality under Municipal Holding No.-33/30/ Govt. Colony Road, (New Purbachal Govt. Colony Road), Ward no. - 9 , P.O.- Rahara. District - North 24 Parganas, Police Station - Rahara. Kolkata- 700118.

Majumder and became the joint Owners with the other Co-owners of the First Schedule property.

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5.1 By the foregoing events and law of Inheritance it is clear that i) *Smt. Saswati Majumder*, ii) *Mrs Anvesha Majumder* and iii) *Sri Abhishek Majumder* jointly by their predecessors interest have become the Owners in respect of total land measuring more or less 04 four Katha lying within the limit of Khardah Municipality, under Municipal Holding No.- 33/30/, Govt. Colony Road, (New Purbachal Govt. Colony Road), Ward no. - 9, P.O.- Rahara. District - North 24 Parganas, Police Station - Rahara, appertaining to Mouza- Rahara, J.L. No. - 03, comprised and contained in L.O.P. No. - 43, comprised and contained in C.S. Plot No - 1180 (P), corresponding L.R. Dag no. 3251, under L.R. Khatian no. - 1306/1, which is clearly stated and described in the First Schedule herein below, and herein after called and referred to as the **Said Premises**.

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6.2 **Non encumbrances:** The Owners indemnify that they have the good marketable title on their said Holdings 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.

7. **Engagement of Developer:** The Owners jointly desirous to develop and to construct their own residential cum commercial Building on their First Schedule land measuring more or less 04 Katha 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 other alternative but to search for a good, reputable developer concern towards the selection of a Joint Venture partner regarding the development of their Said Premises and with a view of that aspect they approached before the Developer **M/s Pioneer Associates**", a Partnership Firm, herein.

7.1 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 First Schedule land 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 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) **Smt. Saswati Majumder**, ii) **Mrs. Anwesha Majumder**, and iii) **Sri Abhishek Majumder** 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 homestead Bastu land total admeasuring more or less 04 Katha lying within the limit of Khardah Municipality under Municipal Holding No.- 33/30/ Govt. Colony Road, (New Purbachal Govt. Colony Road), Ward no. - 9 , P.O.- Rahara. District - North 24 Parganas, Police Station - Rahara. Kolkata- 700118 , appertaining to Mouza- Rahara, J.L. No. - 03 , comprised and contained in L.O.P. No. - 43, comprised and contained in C.S. Plot No - 1180 (P), corresponding L.R. Dag no. 3251 , under L.R. Khatian no. - 1306/1, within the A.D.S.R. Office at Sodepur , which is clearly stated in the First Schedule herein below.

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 spaces 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 First Schedule Property (to the extent of G+IV Storied Building)

The Owners jointly shall be entitled to get the 39 % (Thirty Nine Percent) Built up Area from the newly proposed Constructed Building . That 39% built up area will be adjusted by one 01 Complete residential Unit/Flat, And one 01 Covered Garage and adjustable Consideration amount in lieu of exploitation of their First Schedule lands for use of residential purposes. The Flat & Garage will be allotted under the names of the Owners as follows:.

A Flat is as follows:

One 01 complete residential South -West facing Flat /Unit, being No.- B, area more or less 865 Sqft Built up Area on the Second 2nd Floor.

B. Covered Garage is as follows :

One Covered garage being No.- 3, area more or less 195 Sqft built up area on the ground floor

It is admitted that if the above Flat and Garage total built up areas' are less than and /or excess of the 39% (Thirty Nine percent) Built up Area i.e. designated areas in the captioned of "Owners' Allocation" , in that event that will be adjusted by making payment of consideration amount @ Rs. 3100/- (Rupees Three thousand One hundred) per Square feet upon such excess and /or less Square feet by the Developer or Owner respectively.

The above allocation/s (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 in common facilities and amenities in the building. That Handover of the Allocation of the Flat and Garage 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 Flat & Garage to be delivered free of cost by the Developer to the Owners , which will be finished as per the Fourth Schedule hereunder written.

The Development Agreement along with finalization of the Owners' Allocation in the Said Project has been based on the computation of a Project on the land area 04 Four Katha .

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners' Allocation as stated in clause 1.7 all the remaining constructed space/area i.e. 61% (sixty one 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 to put 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

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money or total consideration money shall belong to the Developer and the Owners shall not have any claim or right in respect of the same.

1.9 Building plans: The proposed Building Plan had already prepared and obtained by the Developer after the predecessors' of the Owners authorized the Developer Firm to sign in the plan at the time of Oral Agreement which was made between the predecessors' of the Owners and the Developer with any amendment of such plan sanctioned by the Khardah Municipality 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 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.

1.11. 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.

1.12 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.

1.13 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 free from all encumbrances.

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 Owners shall be liable to pay G.S.T, Income Tax/ Charges, and or other duties as levied by the Government as per provision.

2.5. The Owners 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, Lease, Tenancy, 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 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.

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 That the Developer has the absolute right to amalgamate all the adjacent plots of the other Owners 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 That at the time of Oral Agreement which was made between the predecessors' of the present owners and the Developer, the Developer had paid total an amount of Rs. 8,00,000.00 (Rupees Eight Lakh) only by several installment on different dates for their urgent need of money and that has been also settled later on that amount would be treated as the Security deposit towards the development and construction of new building upon the Owners' First Schedule land. That amount is clearly stated and described on the Memo of Consideration herein below and the present Owners duly acknowledged the same

4.1 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 owners 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./occupiers of the Building.

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/Owner in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE - VI COMMON RESTRICTION.

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 etc.. 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 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 by 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 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 by 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 fixed by the Developer later.



ARTICLE - VIII PRE-COMMENCEMENT AND CONSTRUCTION COMPLETION

8.1 Pre- commencement period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by 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 immediate after signing and registering the Development Agreement and Power of Attorney in favour of the Developer Concern subject to demolish the existing structure as stated in the First Schedule property prior to vacant the Schedule Land by the Owners in favour of the Developer concern, and thereafter the commencement of work for construction will be started and since from such date require 30 (Thirty) months (subject to force majeure conditions) 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 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 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 - OWNERS' 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 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 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, without any prejudice.

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

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

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 tighter with all the benefit and facilities as herein specifically provided. and it shall be heritable and transferable.

10.9 The Owners shall 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 Owners shall no claim or demand whatsoever against the Developer after taking possession of the respective Flats as captioned "Owners' 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.

11.3 The Developer shall arrange and or provide One 01 separate residential acceptable accommodations 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. The entire sale proceeds of the building materials after demolishing the existing structure shall be conducted by the Developer.

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 partnership.

13.2 The Developer shall take the necessary steps to negotiate with the adjacent Plot/s holder/s if necessary for amalgamation with the scheduled land of the Owners and to sign and execute necessary papers, and documents towards such amalgamation.

The First Schedule Property referred to as SAID PREMISES

ALL THAT piece and parcel of land total admeasuring in respect of total land measuring more or less 04 Four Katha Together with old dilapidated Pucca cemented floor Structure more or less 860 Sqft with Kacha Structure measuring more or less 180 Square feet. lying within the limit of Khirdah Municipality under Municipal Holding No.- 33/30/ Govt. Colony Road, (New Purbachal Govt. Colony Road), Ward no. - 9 , P.O.- Rahara. appertaining to Mouza- Rahara, J.L. No. - 03 , comprised and contained in L.O.P. No. - 43, comprised and contained in C.S. Plot No - 1180 (P), corresponding L.R. Dag no. 3251 , under L.R. Khatian no. - 1306/1, District - North 24 Parganas, Police Station - Rahara. Kolkata- 700118 , within the A.D.S.R. Office at Sodepur , The entire land butted and bounded as follows :

On the North : Land with L.O.P. No.-42
 On the South : 17ft wide Govt. Colony Road (New Purbachal Govt. Colony Road)
 On the East : Land with L.O.P. No.-44
 On the West : 18ft wide Govt. Colony Road (New Purbachal Govt. Colony Road)

The Second Schedule is Referred to as Owner's Allocation

Owners' Allocation comprised of constructed areas and consideration amount in lieu of their First Schedule Property (to the extent of G+IV Storied Building

The Owners jointly shall be entitled to get the 39 % (Thirty Nine Percent) Built up Area from the newly proposed Constructed Building . That 39% built up area will be adjusted by one 01 Complete residential Unit/Flat , one 01 Covered Garages and adjustable Consideration amount in lieu of exploitation of their First Schedule lands for use of residential purposes. The Flat & Garage will be allotted under the names of the Owners as follows:.

A Flat is as follows:

✓ One 01 complete residential South -West facing Flat /Unit, being No.- B, area more or less 865 Sqft Built up Area on the Second 2nd Floor.

B. Covered Garage is as follows :

✓ One Covered garage being No.- 3, area more or less 195 Sqft built up area on the ground floor

It is admitted that if the above Flat's total built up areas are less than and /or excess of the 39% (Thirty Nine percent) Built up Area i.e. designated areas in the captioned of "Owners' Allocation" , in that event that will be adjusted by making payment of consideration amount @ Rs. 3100/- (Rupees Three thousand One 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. 69% (sixty nine 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 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 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>

12

Bedroom – Two light points, One fan, One 5 amp. Plug point, - One light point, one point for the water purifier. For each Flat only one A.C. point will be provided on one room 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.

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 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.



Bedroom – Two light points, One fan, One 5 amp. Plug point, - One light point, one point for the water purifier. For each Flat only one A.C. point will be provided on one room 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.

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 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 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.

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 Smt. Saswati Majumder,
ii) Mrs. Anwesha Majumder and
iii) Sri Abhishek Majumder
At Kolkata

In the presence of

Rupa Majumder Biswas
c/o Abhishek Majumder
Villapost Pampara Ramnagar
Nadia

Signed and delivered by
By the Developer "Pioneer Associates"
through its Partners
At Kolkata

In the presence of:

Tapas Chandra
Advocate

Drafted and prepared by

Tapas Chandra
Advocate

Advocate

Sealdah Civil Court Complex
Kolkata 700014

Enrolment No.- WB/731/1992

1. Saswati Majumder.
2. Anwesha Majumder.
3. Abhishek Majumder.

Signature of the Owners

PIONEER ASSOCIATES

Kanti Rajgopal & Co.
Partners

Signature of the Developer "Pioneer
Associates" by its Partners

MEMO OF CONSIDERATION

We Smt. Saswati Majumder, Mrs. Anwesha Majumder and Sri Abhishek Majumder jointly Acknowledged from the within named Developer the Sum of Rs. 8,00,000.00/- (Rupees Eight Lakh) only, as per memo of consideration mentioned below.

By Cheque No. – 004951 , dt. 24/12/2020

On B.O.B. Khardah Branch

Rs. 4,00,000.00

By Cheque No. – 009122 , dt. 07/11/2024

On B.O.B. Khardah Branch

Rs. 2,00,000.00

By Cheque No. -113121 , dt. 28/11/2024

On S.B.I. Sodepur Branch

Rs. 1,00,000.00

By Cheque No. – 009255 , dt. 14/02/2025

On B.O.B. Khardah Branch

Rs. 1,00,000.00

Total Rs. 8,00,000.00

(Rupees Eight Lakh) only

Signed and delivered by the

Owners *Smt. Saswati Majumder,*

ii) *Mrs. Anwesha Majumder and*

iii) *Sri Abhishek Majumder*

At Kolkata

In the presence of

Rupa Majumder Biswas

c/o Abhishek Majumder,

Vill + Post Pandana Ranaghi

Nadia

1. *Saswati Majumder.*

2. *Anwesha Majumder.*

3. *Abhishek. Majumder*

Signature of the Owners

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

 <i>Saswati Majumder</i>	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE *Saswati Majumder*

 <i>Anwesha Majumder</i>	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE *Anwesha Majumder*

 <i>Abhishkek Majumder</i>	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE *Abhishkek Majumder*

 <i>Kanti Ranjan Das</i>	Left Hand	Little	Ring	Middle	Fore	Thump
	Right Hand	Thump	Fore	Middle	Ring	Little

SIGNATURE *Kanti Ranjan Das*

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



[Handwritten Signature]

Left Hand	Little	Ring	Middle	Fore	Thump
	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>
Right Hand	Thump	Fore	Middle	Ring	Little
	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>	<i>[Fingerprint]</i>

SIGNATURE

[Handwritten Signature]

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

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



010720252013775820

GRIPS Payment Detail

GRIPS Payment ID:	010720252013775820	Payment Init. Date:	01/07/2025 18:55:08
Total Amount:	13042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4221268706225	BRN Date:	01/07/2025 18:55:53
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Tapas Chanda
Mobile: 7980626720

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260137758218	Directorate of Registration & Stamp Revenue	13042
Total			13042

IN WORDS: THIRTEEN 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



192025260137758218

GRN Details

GRN:	192025260137758218	Payment Mode:	SBI Epay
GRN Date:	01/07/2025 18:55:08	Bank Gateway:	SBIPay Payment Gateway
BRN:	4221268706225	BRN Date:	01/07/2025 18:55:53
Gateway Ref ID:	IGASZSWM15	Method:	State Bank of India NB
GRIPS Payment ID:	010720252013775820	Payment Init. Date:	01/07/2025 18:55:08
Payment Status:	Successful	Payment Ref. No:	2001757488/2/2025

[Query No * Query Year]

Depositor Details

Depositor's Name:	Mr Tapas Chanda
Address:	Sealdah Civil Court Complex
Mobile:	7980626720
Email:	tapchanda97@gmail.com
Period From (dd/mm/yyyy):	01/07/2025
Period To (dd/mm/yyyy):	01/07/2025
Payment Ref ID:	2001757488/2/2025
Dept Ref ID/DRN:	2001757488 2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001757488/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2001757488/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	8021
Total				13042

IN WORDS: THIRTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-04680/2025	Date of Registration	02/07/2025
Query No / Year	1524-2001757488/2025	Office where deed is registered	
Query Date	21/06/2025 8:04:47 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapes Chandra 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 : 8,00,000/-]	
Set Forth value		Market Value	
Rs. 55,50,000/-		Rs. 72,99,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 8,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

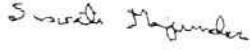
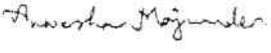
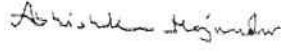
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Govt. Colony Road, Mouza: Rahara, ,
Ward No: 9, Holding No:33/30 JI No: 3, Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3251 (RS :-)	LR-1306/1	Bastu Bastu	4 Katha	50,00,000/-	65,00,000/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :				6.6Dec	50,00,000 /-	66,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	860 Sq Ft.	5,00,000/-	6,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 860 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	180 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 180 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1040 sq ft	5,50,000 /-	6,99,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SASWATI MAJUMDER Wife of Late ANJAN MAJUMDER Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office	Photo  02/07/2025	Finger Print  Captured LTI 02/07/2025	Signature  02/07/2025
43, GOVT. COLONY, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ASxxxxxx5A, Aadhaar No: 55xxxxxxxx0333, Status :Individual, Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office				
2	Name Mrs ANWESHA MAJUMDER (Presentant) Daughter of Late ANJAN MAJUMDER Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office	Photo  02/07/2025	Finger Print  Captured LTI 02/07/2025	Signature  02/07/2025
43, GOVT. COLONY, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: DGxxxxxx2P, Aadhaar No: 28xxxxxxxx3883, Status :Individual, Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office				
3	Name Shri ABHISHEK MAJUMDER Son of Late ANJAN MAJUMDER Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office	Photo  02/07/2025	Finger Print  Captured LTI 02/07/2025	Signature  02/07/2025
VILLAGE - PANPARA, City:- Ranaghat, P.O:- PANPARA, P.S:-Ranaghat, District:-Nadia, West Bengal, India, PIN:- 741402 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: BExxxxxx3P, Aadhaar No: 72xxxxxxxx4174, Status :Individual, Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office				

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 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			
	Name	Photo	Finger Print	Signature
1	Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 02/07/2025, , Admitted by: Self, Date of Admission: 02/07/2025, Place of Admission of Execution: Office	 Jul 2 2025 1:12PM	 Captured LTI 02/07/2025	 02/07/2025
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, Date of Birth:XX-XX-1XX4 , PAN No.: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx0674 Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)				
	Name	Photo	Finger Print	Signature
2	Shri GOPAL DAS Son of Late NARAYAN CHANDRA DAS Date of Execution - 02/07/2025, , Admitted by: Self, Date of Admission: 02/07/2025, Place of Admission of Execution: Office	 Jul 2 2025 1:13PM	 Captured LTI 02/07/2025	 02/07/2025
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: 86xxxxxxxx3840 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	 02/07/2025	 Captured 02/07/2025	 02/07/2025
Identifier Of Smt SASWATI MAJUMDER, Shri KANTI RANJAN DAS, Shri GOPAL DAS, Mrs ANWESHA MAJUMDER, Shri ABHISHEK MAJUMDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SASWATI MAJUMDER	PIONEER ASSOCIATES-2.2 Dec
2	Mrs ANWESHA MAJUMDER	PIONEER ASSOCIATES-2.2 Dec
3	Shri ABHISHEK MAJUMDER	PIONEER ASSOCIATES-2.2 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SASWATI MAJUMDER	PIONEER ASSOCIATES-286.66666700 Sq Ft
2	Mrs ANWESHA MAJUMDER	PIONEER ASSOCIATES-286.66666700 Sq Ft
3	Shri ABHISHEK MAJUMDER	PIONEER ASSOCIATES-286.66666700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Smt SASWATI MAJUMDER	PIONEER ASSOCIATES-60.00000000 Sq Ft
2	Mrs ANWESHA MAJUMDER	PIONEER ASSOCIATES-60.00000000 Sq Ft
3	Shri ABHISHEK MAJUMDER	PIONEER ASSOCIATES-60.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Govt. Colony Road, Mouza: Rahara, , Ward No: 9, Holding No:33/30 JI No: 3, Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3251, LR Khatian No:- 1306/1	Owner:ননী গোপাল মজুমদার, Gurdian:মৃত রেখিনি কুমার, Address:(কা ্টন ফেট কলোনি) , Classification:বাগ, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152404680 / 2025

On 02-07-2025

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 13:01 hrs on 02-07-2025, at the Office of the A.D.S.R. SODEPUR by Mrs. ANWESHA MAJUMDER, one of the Executants.

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 99,000/-

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

Execution is admitted on 02/07/2025 by 1. Smt SASWATI MAJUMDER, Wife of Late ANJAN MAJUMDER, 43, GOVT. COLONY, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 2. Mrs ANWESHA MAJUMDER, Daughter of Late ANJAN MAJUMDER, 43, GOVT. COLONY, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Professionals, 3. Shri ABHISHEK MAJUMDER, Son of Late ANJAN MAJUMDER, VILLAGE - PANPARA, P.O: PANPARA, Thana: Ranaghat, , City/Town: RANAGHAT, Nadia, WEST BENGAL, India, PIN - 741402, by caste Hindu, by Profession Professionals

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 02-07-2025 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 02-07-2025 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 8,021.00/- (B = Rs 8,000.00/- , E = Rs 21.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/07/2025 6:55PM with Govt. Ref. No: 192025260137758218 on 01-07-2025, Amount Rs: 8,021/-, Bank: SBI EPay (SBLePay), Ref. No. 4221268706225 on 01-07-2025, 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 , by Stamp Rs 5,000.00/- by online = Rs 5,021/-

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs.10.00/-

2. Stamp Type: Impressed, Serial no 89981, Amount: Rs.5,000.00/-, Date of Purchase: 28/06/2025, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01-07-2025 6:55PM with Govt. Ref. No: 192025260137758218 on 01-07-2025, Amount Rs: 5,021/-, Bank: SB (BPay, SB ePay), Ref. No. 4221268706225 on 01-07-2025, 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

Payment of Stamp Duty

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

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

D. 1406/25

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2025, Page from 149288 to 149322
being No 152404680 for the year 2025.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2025.07.21 13:08:59 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 21/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.