

भारतीय नैर न्यायिक INDIA NON JUDICIAL

₹ 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional District Sub-Register
Sodepur, North 24 Parganas

07 JAN 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this
...07th day of January 2022 (Two Thousand
Twenty Two);

Judicial Officer
Arka Puro Ghosal
Arundoy Ghosal

Contd.....2

Partner

(2)

BETWEEN

(1) SMT. INDRANI GHOSAL, PAN - BLUPG2790R, wife of Late Alope Ghosal, (2) SRI ARKAPROVO GHOSAL, PAN- AMSPG4394D, and (3) SRI ARUNODAYA GHOSAL, PAN - BLUPG2791Q, Sl. No. 2 and No.3 both are sons of Late Alope Ghosal, all are by Religion: Hindu, by Nationality : Indian, by Occupation : No.1 Housewife, No.2 Service, and No.3 Professional, all are residing at Kalyan Nagar, P.O. - Kalyan Nagar via Pansila, P.S. - Rahara, District - North 24 Parganas, Kolkata - 700112, hereinafter called and referred to as the " LAND OWNERS " (which term or expression shall unless excluded by and repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators and/or assigns etc.) of the **FIRST PART**.

AND

PIONEER ASSOCIATES, PAN - AAMFP7725R, a Partnership firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely (1) **SRI KANTI RANJAN DAS, PAN - ADSPD7299P**, son of Late Nalini Kanta Das, by Religion: Hindu, by Nationality: Indian, by Occupation : Business, residing at 1 No. Suryasen Nagar, P.O. & P.S. - Khardah, District - North 24 Parganas Kolkata - 700117, and (2) **SRI GOPAL DAS, PAN - AGAPD0725H**, son of Late Narayan Chandra Das, by Religion: Hindu, by Nationality : Indian, by Occupation : Business, residing at "KIRONALAY", Sasadhar Tarafder Road, P.O.- Sukchar, P.S.- Khardah, District - North 24 Parganas, Kolkata - 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O.- Sukchar, P. S. - Khardah, District - North 24 Parganas, Kolkata - 700115,

Contd.....3

Dr. Gopal Chatterjee, Kandi, Ranjan Das, Partner

*Indrani Ghosal
Arkaprovo Ghosal
Arunodaya Ghosal*

hereinafter called and referred to as the " **DEVELOPER** " (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, and/or assigns etc.) of the **SECOND PART.**

WHEREAS, the Kalyan Nagar Co-Operative Colony Limited, a Govt. Registered Society, being Registration No. 8 for the year 1949, having its Office at Kalyan Nagar, P.O.- Kalyan Nagar via Pansila, P.S. - Khardah at present Rahara, District - North 24 Parganas, became the owner of the Land measuring 0.55 Decimals (Satak), lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 254, under Khatian No. 46, within the limits of Khardah Municipality under Police Station - Khardah at present Rahara, in the District - 24 Parganas at present North 24 Parganas, by way of purchase through a registered deed being Deed No. 4822 for the year 1982.

AND WHEREAS, after becoming the lawful owner of the aforesaid Land said Kalyan Nagar Co-Operative Colony Limited developed the entirety of the said land alongwith other purchased lands by making Road, Drain, Pond, Park and other industrial development and divided the said Land into several plots for the purpose of permanent settlement among the earthless Govt. employees and other people who came from Bangladesh as Refugee by including them as fully paid-up share holder members for their residence.

AND WHEREAS, one ARABINDA GHOSAL, son of Late Ananda Mohan Ghosal, resident of Kalyan Nagar, P.S. - Khardah at present Rahara, being a member of the said society purchased a Plot of Land

Contd.....4

Signature
An. Kandi Roy
Partner

Signature
Anand Ghosal
Anand Ghosal
Anand Ghosal

(4)

measuring more or less 4 Cottah 2 Chittack 1 Sq. Ft., identified by Scheme Plot No. 111 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 254, under Khatian No. 46, within the limits of Khardah Municipality, under Police Station - Khardah at present Rahara, in the District - 24 Parganas at present North 24 Parganas, Sub-Registry Office Barrackpore at present A.D.S.R. Office Sodepur, from the said Kalyan Nagar Co-Operative Colony Limited, represented by it's the then Secretary Sri Jitesh Chandra Maitra, son of Late Jogesh Chandra Maitra, and Chairman Sri Monindra Nath Bhaduri, son of Late Hridaya Nath Bhaduri, by virtue of a registered Deed of Conveyance by Sale and the same was registered at the Office of Sub-Registrar, Barrackpore on 18/11/1982, recorded in Book No. I, Volume No. 144, written in Pages from 113 to 116, being Deed No. 6579 for the year 1982.

AND WHEREAS, after purchasing the aforesaid Property said Arabinda Ghosal became the absolute owner of the same and recorded his name in the Assessment Register of local Khardah Municipality vide Holding No. 391 in Ward No. 17 and constructed Pucca Structure over the said Plot of Land and possessing and enjoying as lawful owner with full, right, title and interest of the same without any disturbance from any corner whatsoever.

AND WHEREAS, while so seized and possessed of the said Property as absolute owner said Arabinda Ghosal Gifted a portion of the above said Land marked as Plot No. 111/A, measuring more or less 1 Cottah 9 Chittack 11 Sq. Ft. to his son namely ALOKE GHOSAL through a registered Deed of Gift, which was executed on 30/03/1999 and registered on 30/04/1999 at A. D. S. R. Office,

Contd.....5

Dr. An. Kozali Rayjee Das
Partner

Indrani Ghosal
Aravind Ghosal
Aravind Ghosal

Barrackpore and recorded in Book No. I, Volume No. 53, written in Pages from 29 to 36, being Deed No. 2100 for the year 1999.

AND WHEREAS, thereafter said Arabinda Ghosal Gifted his rest 2 Cottah 8 Chittack 35 Sq. Ft. of Land together with pucca dilapidated structure thereon to his son said ALOKE GHOSAL through another registered Deed of Gift and the said Deed was executed on 05/02/2007 and registered on 28/02/2007 at A.D.S.R. Office, Barrackpore and recorded in Book No. I, Volume No. 33, written in Pages from 151 to 162, being Deed No. 1149 for the year 2007.

AND WHEREAS, by way of above said two separate registered Deed of Gift said ALOKE GHOSAL became the absolute owner of the above said Property which totally measuring more or less 4 Cottah 2 Chittack 1 Sq. Ft. of "Bastu" Land alongwith pucca structure thereon, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised in C.S. and R.S. Dag No. 254, under Khatian No. 46, within the limits of Khardah Municipality, under Police Station - Khardah at present Rahara, District - North 24 Parganas, and mutated his name in the Assessment Register of local Khardah Municipality vide Holding No. 107/391, Kalyan Nagar in Ward No. 7, and also recorded his name in the Office of B. L. & L. R. vide **L.R. Khatian No. 1290** under **L.R. Dag No. 438** in respect of the said Property. and possessing and enjoying with full, right, title and interest of the same by paying municipal taxes regularly to the concern authority without any disturbance from any corner whatsoever.

AND WHEREAS, during his peaceful possession and enjoyment of the above said Property as absolute owner said Alope Ghosal died intestate on 21/10/2013, leaving behind him the

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Pratim An. Karde Ranjan Das
PRATIM

Indrani Ghosal
Anandara Ghosal
Anandara Ghosal

(6)

following persons as his only legal heirs to inherit the Property left behind said Alope Ghosal.

<u>Sl. No.</u>	<u>Name</u>	<u>Relationship with deceased.</u>
i)	SMT. INDRANI GHOSAL (the Land Owner No.1 herein)	Wife
ii)	SRI ARKAPROVO GHOSAL (the Land Owner No.2 herein)	Son
iii)	SRI ARUNODAYA GHOSAL (the Land Owner No.3 herein)	Son

AND WHEREAS, after sad demise of said Alope Ghosal his wife SMT. INDRANI GHOSAL (the Land Owner No.1 herein) and two sons SRI ARKAPROVO GHOSAL (the Land Owner No.2 herein) and SRI ARUNODAYA GHOSAL (the Land Owner No.3 herein) by way of inheritance became the absolute Joint Owners of the above mentioned 4 (Four) Cottah 2 (Two) Chittack 1 (One) Sq. Ft. of "Bastu" Land alongwith pucca structure thereon, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised in C.S. and R.S. Dag No. 254, under Khatian No. 46, corresponding to **L.R. Dag No. 438** under **L.R. Khatian No. 1290**, within the limits of Khardah Municipality in Ward No. 7 (new) 17 (old), being Municipal Holding No. 107/391, Kalyan Nagar, under Police Station-Khardah at present Rahara, District - North 24 Parganas, A.D.S.R. Office Sodepur, and they jointly possessing and enjoying with absolute right, title and interest of the same free from all encumbrances by paying municipal taxes regularly to the concern authority, and hence the Land Owners of the First Part herein having absolute right and authority to grant, convey, sell, gift and/or any kind of transfer in respect of the above said Property to anybody in any manner.

Contd.....7

PIONEER ASSOCIATES

Apurva An. Karli Rayjan Das
Partner

Indrani Ghosal.
Arkapro Ghosal..
Arunodaya Ghosal

(7)

AND WHEREAS, the above named Land Owners of the First Part herein being desirous to develop their above said Property morefully and particularly described in the First Schedule hereunder written and approached before the Developer of the Second Part herein **PIONEER ASSOCIATES**, having agreed mutually for development of the said Property for the purpose of raising Multi-Storied Building, consisting of several Flats, Garages and/or other units at Developer's own costs according to the sanctioned Building Plan to be sanctioned by the local Khardah Municipality.

AND WHEREAS, the party of the Second Part/Developer herein having immense experience as builder and having financial capability accepted the said offer of the Land Owners for development of the said Land by demolishing the existing Structure thereon and construction of the Multi-Storied Building over the said Land, morefully described in the First Schedule written hereunder after having been satisfied as to the right, title and interest of the Land Owners, on certain terms and conditions as stipulated hereunder as mutually agreed upon by and between the parties hereto.

That the approximate value of the Property to be developed is **Rs. 35,00,000/- (Rupees Thirty Five Lac)** only.

AND WHEREAS, for brevity and precision of this agreement following clarifications being a part of the agreement have been made.

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

Contd.....8

PIONEER ASSOCIATES

Dr. An. Kanti Ranjan Das
Partner

Indrani Ghosal
Amrita Ghosal
Arundhya Ghosal

ARTICLE - I DEFINITION

1.1 OWNERS SHALL MEAN :

(1) **SMT. INDRANI GHOSAL**, wife of Late Alope Ghosal, (2) **SRI ARKAPROVO GHOSAL** and (3) **SRI ARUNODAYA GHOSAL**, Sl. No. 2 and No.3 both are sons of Late Alope Ghosal, all are residing at Kalyan Nagar, P.O. - Kalyan Nagar via Pansila, P.S. - Rahara, District - North 24 Parganas, Kolkata - 700112, the **FIRST PART** herein and their heirs, executors, administrators, successors and legal representatives.

1.2 DEVELOPER SHALL MEAN :

PIONEER ASSOCIATES, a Partnership firm having its Office at "SHREYASI APARTMENT", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das and (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, the **SECOND PART** herein and its heirs, executors, administrators, successors and legal representatives.

1.3 TITLE DEED : Shall mean all the documents of the title relating to the said premises or property.

1.4 PREMISES OR PROPERTY : Shall mean ALL THAT piece and parcel of "Bastu" Land measuring more or less **4 (Four) Cottah 2 (Two) Chittack 1 (One) Sq. Ft.** alongwith **1000 Sq. Ft. Pucca Structure** thereon, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

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PIONEER ASSOCIATES

Am. Kanti Ranjan Das

*Indrani Ghosal
Arkaprovo Ghosal
Arunodaya Ghosal*

1.5 BUILDING : Shall mean a Multi-Storied (G+4) Building or Buildings to be constructed on the said Premises or Property in accordance with the Building Plan to be sanctioned by the Authority of Khardah Municipality at the cost of the Developer.

1.6 COMMON FACILITY : Shall mean and include Corridors, Stairways, LIFT, Passage, Tube-well, Overhead Water Tank, Water Pump, Motor and common Electric Meter Room, Roof and other facilities; which may be mutually agreed upon by and between the parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and management of the said residential complex.

1.7 THE ARCHITECT: Shall mean such qualified Architect or Architects who being appointed by the Developer, shall design and plan the building on the said premises or property and obtain the required sanction for construction of such building from the appropriate authorities, the cost of which will be borne by the Developer.

1.8 BUILDING PLAN : Shall mean such Plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Khardah Municipality.

1.9 SALEABLE SPACE/AREA : shall mean the space/area within the building as would be made available as a flat/unit for independent use and occupation after making due provisions for Land Owners' Allocation, common facilities and space/area required thereof.

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Handwritten signature: Kanchi Ranjan Das, Partner

Handwritten signatures: Indrani Ghosal, Anupam Ghosal, Anuday Ghosal

1.10 TIME : Shall mean the period of **24 (Twenty Four) Months** from the date of vacating the possession and demolishing the existing structure thereon, within which the construction shall be completed by the Developer of the Second Part, and the Land Owners' Share shall be handed over to the above said Land Owners of the First Part.

PROVIDED THAT for reasons of natural calamity the said time of 24 (Twenty Four) Months shall be extended to a further period not exceeding 6 (Six) months, and the Developer of the Second Part shall inform the Land Owners of the First Part of such extension of time if warranted immediately on occurrence of such event.

1.11 SPECIFICATION : Shall mean the specification required for the purpose of construction, creation, promotion, building and development of the said Multi-Storied (G+4) Building being the part and parcel of the residential and/or residential-cum-commercial project as morefully and particularly mentioned, described, explained, enumerated provided and given in the **FOURTH SCHEDULE** hereunder written.

1.12 LAND OWNERS' ALLOCATION shall mean :

- A. The **Land Owners** of the **First Part** herein will get **2 (Two) residential Flats** and **2 (Two) Garages** at the proposed Multi Storied (**G+4**) Building, alongwith the proportionate undivided share in the Land and in common parts and/or areas in the following manner :

Contd.....11

- (i) **2 (Two) residential Flats** on the **Third Floor** of the proposed Multi-Storied Building, being **Flat No. " A "** measuring more or less **1108 Sq. Ft.** Built Up Area (Covered Area + Stair + Corridor + Lift) and **Flat No. " B "**, measuring more or less **807 Sq. Ft.** Built Up Area (Covered Area + Stair + Corridor + Lift), alongwith the Undivided Proportionate Share of Land.
- (ii) **2 (Two) Garages** on the **Ground Floor** of the proposed Multi-Storied Building, being **Garage No. " 1 "** measuring more or less **205 Sq. Ft.** Built Up Area and **Garage No. " 2 "**, measuring more or less **186 Sq. Ft.** Built Up Area, alongwith the Undivided Proportionate Share of Land.

B. The **Land Owners** of the **First Part** herein will also get **Rs. 35,00,000/- (Rupees Thirty Five Lac)** only from the Developer, and out of the said Amount the Developer herein has paid **Rs. 6,00,000/- (Rupees Six Lac)** only to the Land Owners at the time of signing of this Development Agreement and will pay another amount of **Rs. 6,00,000/- (Rupees Six Lac)** only at the time of starting the construction works of the proposed Multi-Storied Building, and the Developer herein will also pay **Rs. 6,00,000/- (Rupees Six Lac)** only to the Land Owners after 1 (One) year from the date of demolishing the existing structure over the said land, and the **Balance Amount of Rs. 17,00,000/- (Rupees Seventeen Lac)** only will be paid by the Developer to the Land Owners at the time of handing over the possession of the above said Flats and Garages to the Land Owners, that is 24 (Twenty Four) Months from the date of completion of demolishing works of the existing structure over the said land.

The Owners' Allocation is morefully and particularly mentioned in the SECOND SCHEDULE hereunder written.

THAT the Land Owners herein will not be liable to pay any Extra Charges except the charges for installation of Electric Line of **Rs. 25,000/-** and installation of LIFT of **Rs. 75,000/-**, and the Land Owners herein have agreed to bear the additional charges for Extra Works if any in their Flats as per their demands, out of the Specification.

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PIONEER ASSOCIATES

Kavli Ranjan Das.

Partner

Indrani Ghosal

Anauro Ghosal

Atindrupa Ghosal

1.13 DEVELOPER'S ALLOCATION shall mean :

The **REST SALABLE SPACES/AREAS** of the proposed Multi-Storied (G+4) Building **Excluding Owners' Allocation**, alongwith the proportionate undivided share in the Land and in common parts and/or areas, to be constructed according to the sanctioned Building Plan, will be treated as DEVELOPER'S ALLOCATION.

The Developer's Allocation is morefully and particularly mentioned in the THIRD SCHEDULE hereunder written.

ARTICLE - II COMMENCEMENT

- 2.1 This Agreement shall be deemed to commence on and with effect from 07th day of January 2021.

ARTICLE - III LAND OWNERS'S RIGHT & REPRESENTATION

- 3.1 **POSSESSION** : The Land Owners are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the Developer to develop the said premises.
- 3.2 The said land premises is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.
- 3.3 The Owners or their representatives/nominees will be at liberty to make inspection of the construction works in accordance with the terms of the agreement during the course of the work at all reasonable times without causing any hindrance or obstruction to the construction activities.

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PIONEER ASSOCIATES
Partner
Jitendra An. Kauli Raogare D.S.

Indrani Ghosal
Anapoo Ghosal.
Arundhara Ghosal

ARTICLE - IV, DEVELOPER'S RIGHTS

- 4.1 The Land Owners hereby grant permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct Multi-Storied (G+4) Building/s upon the said premises of the Land Owners in accordance with the Building Plan so to be sanctioned by Khardah Municipality at the costs and expenses of the Developer in the name of the Land Owners with or without any amendment and/or modification to be made or caused to be made thereon by the Developer.
- 4.2 All application, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Khardah Municipality shall be prepared and submitted by the Developer on behalf of the Land Owners and the Land Owners shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the Developer.
- 4.3 It is made clear that all the Flats and/or other Units **except Owners' Allocation**, being the Developer's Allocation in the entire proposed building in all the floors and those will be property of the Developer herein and if the Developer so desire, the Developer can sell it to the prospective buyers at any consideration or price at the self discretion of the Developer but the Deed of Conveyance/Sale of the same will be made only after handing over the possession of Land Owners' Allocation to the Land Owners.

PIONEER ASSOCIATES

Dr. An. Kauli Ranjan Das.
Partner

Indrani Ghosal
Anupma Ghosal.
Anusuya Ghosal

- 4.4 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Land Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof to the Developer other than exclusive licence to the developer to develop the same in terms hereof and to deal with the Developer's Allocation with interest to realize the amount invested with profit from the sell of Developer's Allocation.
- 4.5 The Developer upon completion of the entire constructional works of the building shall obtain Completion Certificate from appropriate authorities at their own costs and expenses and shall handover the same to the Flat Owners.

ARTICLE - V, CONSIDERATION

- 5.1 The Developer has agreed to build the said proposed Multi Storied (G+4) Building on the said premises of the Land Owners exclusively at Developer's own costs and expenses and Land Owners shall not be required to contribute any sum towards the cost of construction of the said building or otherwise.
- 5.2 In consideration of the Land Owners having agreed to grant exclusive right for developing the said premises in addition to the Land Owners' Allocation. The Developer has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows:-
- (a) Space allocation to the Land Owners.

Indrani Ghosal
Anafiso Ghosal
Anuradha Ghosal

Dr. An. Kanti Rayan Das

- (b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- (c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Khardah Municipality.
- (d) Costs, Charges and expenses incurred for installation of water supply line, electricity service connection and main meter, sewerage, drainage and other connections.

ARTICLE - VI, PROCEDURE

6.1 The Land Owners simultaneously with the execution of the present Agreement shall execute a registered Development Power of Attorney in favour of the Developer of the Second Part herein for doing all such necessary acts, deeds and things for development of the said premises of the Land Owners including obtaining the necessary building plan from the Khardah Municipality in the name of the Land Owners and all other necessary permission from different appropriate authorities to complete the constructional works of the proposed Multi-Storied Building as well as to enter into Agreement for Sale with different prospective purchasers towards sale of flats and/or other units and also to prepare necessary Deeds of Conveyance/Sale in respect of **Developer's Allocation.**

6.2 It is categorically agreed between the parties hereof that the Developer shall obtain the requisite sanctioned building plan from the authority of the Khardah Municipality and shall complete the entire constructional works of the building

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PIONEER ASSOCIATES

Deepankar Anand
Kavali Rajan Das
Partner

Indrani Ghosal
Anupam Ghosal
Anandaya Ghosal

within the period of **24 (Twenty Four) Months** from the date of vacating the possession and demolishing the existing structure thereon.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

7.1 The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Land Owners construct and complete the said Multi-Storied (G+4) Building consisting of several self contained Flats/Garages and/or other units in accordance with the sanctioned building plan.

7.2 The Developer shall on completion of the building put the Land Owners first in undisputed possession of the Land Owners' Allocation to the Land Owners togetherwith the proportionate right of common facilities and amenities to be enjoyed proportionately with other Owners of the flats/units and only after such delivery of possession of Land Owners' Allocation the Developer will be entitled to make registration of Developer's Allocation in favour of prospective purchasers.

7.3 The Developer being the party of the Second Part shall be liberty with exclusive right and authority to negotiate for the sale of flats, garages and/or other units togetherwith proportionate share of land excluding the space provided under Land Owners' Allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the Developer and the Land Owners herein will have no right and share and will not be entitled to any portion thereof.

Contd.....17

ARTICLE - VIII, BUILDING

- 8.1 The Developer shall at its own costs, construct, erect and complete the building at the said premises in accordance with the sanctioned plan with such materials and with such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the architect from time to time.
- 8.2 The Developer herein bound to use good and branded quality materials, fittings and fixtures as available in the market for construction of the proposed Multi-Storied Building.
- 8.3 During the course of construction of the new building, in case of any loss or injury or damage of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property or any loss of life, the developer shall be solely liable and responsible for the same and the consequences arising there from in all respect and shall at all point of time keep the Land Owners indemnified for the same and all consequences.
- 8.4 As long as the Developer duly observe and perform its obligation in terms of this agreement, the Land Owners agree and covenant with the Developer not to cause any interference or hindrance in the construction of the proposed building at the said premises by the developer and not to do any act, deed or thing whereby the rights of the Developer hereunder may be affected or the developer is prevented from making or proceeding with the construction of the building.

PIONEER ASSOCIATES

Dr. An. Kanti Ranjan Das
Partner

Indrani Ghosal
Anuro Ghosal
Anudaya Ghosal

ARTICLE -IX, COMMON RESTRICTIONS

- 9.1 The Land Owners' Allocation in the proposal building shall be subject to the same restriction and use as is applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.
- 9.2 Neither party hereof shall use their respective allocation in the building or any portion therefore for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.
- 9.3 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 9.4 Both the Land Owners and the Developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so that the same may not cause any damage to the building.
- 9.5 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the building.

Contd.....19

- 9.6 Neither party shall throw or accumulate any dirt, rubbish waster and refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 9.7 Both the parties hereto shall permit other's agents, workmen and representatives at all reasonable time to enter into others allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and it's common areas in good order and condition.
- 9.8 The Roof of the Multi-Storied (G+4) Building thus constructed will be commonly used by the Flat Owners of the building but not in permanent nature. The Roof of the said Building shall remain fully under the Ownership of the Land Owners and the Developer proportionately.
- 9.9 All the Flat Owners of the proposed Multi-Storied Building will bear the Electrical Infrastructure Costs equally after handing over the Owners' Allocation.
- 9.10 Neither Party hereof shall sell or use their respective allocations of Flats on all the Floors for any purpose except for residential purpose and the prospective first buyer and subsequent buyers in case of re-sells shall also ensure to use their respective flats only for residential purpose. The sale deeds/agreements of flats on all occasions shall contain an appropriate clause to this effect.

ARTICLE - X, LAND OWNERS' OBLIGATION

- 10.1 The Land Owners doth hereby agree and covenant with the Developer during the subsistence of the agreement not to

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let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer with effect from the date of present agreement hereof.

- 10.2 That the property under any circumstances shall not be mortgaged by the Land Owners with any bank or with private financial Institution.
- 10.3 None other than the Land Owners herein has any right, title, interest, claim and/or demand over and in respect of the said Property and/or any portion thereof.
- 10.4 The Land Owners herein further indemnify that the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisition, requisition whatsoever or howsoever.
- 10.5 The Land Owners shall authorize the Developer to mortgage the Property for raising necessary funds/finance from the Financial Institute and/or Bank or Banks or Body-corporate as and when it would be required, save and except mortgaging the Owners' Share in the project and on the indemnification of the Owners that any liability on the aspects of financial nature shall be fully and satisfactorily borne by the said Developer only without encumbering title, interest etc. of the Owners' Share in the said project.

ARTICLE - XI, DEVELOPER'S OBLIGATION

- 11.1 The Developer doth hereby agrees and covenants with the Land Owners to complete the constructional works of the

Contd.....21

Signature
Kavli Rajgare Das

Indrani Ghosal
Aruno Ghosal
Anurag Ghosal

said Multi-Storied (G+4) Building within **24 (Twenty Four) Months** from the date of vacating the possession and demolishing the existing structure thereon.

- 11.2 That the Developer will be liable to arrange a Three Bedrooms Rented Flat/Temporary Residential Accommodation for the Land Owners herein during the entire period of construction of the proposed Multi-Storied Building till such time that the new building is deemed perfectly fit for occupation, and the **Rental Charges** for the said Unit shall be borne by the Developer.
- 11.3 That the Developer at its own costs and responsibilities will demolish the existing structure by taking necessary permission from the competent authority, and after demolishing the existing structure all the materials of the demolished structure will be the Developer's Property and the Land Owners will not demand anything and/or raise any objection.
- 11.4 The Developer has to bear the cost of electricity & water during the period of construction and till the new proposed building is deemed fit for occupation.
- 11.5 The Developer shall install LIFT covering all the floors.
- 11.6 On completion of the proposed building when the Flats and/or other Units are ready for giving possession to the intending purchasers, the Possession Letter will be signed by the Developer as representative and Power of Attorney holder of the Land Owners. The Deed of Conveyance/Sale will also be signed by the Developer on behalf of and as representative and Power of Attorney holder of the Land Owners.

- 11.7 The Developer shall construct a compound/boundary wall upon completion of the new building at their own cost and expenses and fix heavy duty iron gate for security for ingress and egress of vehicles and occupants of the building.
- 11.8 The Developer will hand over the authenticated copies of the title deeds to the Owners at the time of handing over of the Owners' Allocated Portions. All current original documents will also be returned to the Owners.

ARTICLE - XII, MISCELLANEOUS

- 12.1 That Land Owners and the Developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Land Owners, the parties hereto in any manner nor shall the parties hereto constitute as association of persons.
- 12.2 Any notice required to be given by the Developer to the Land Owners shall without prejudice to any other mode of service available be deemed to have been on the Land Owners if delivered by hand and duly acknowledge or sent by registered post with due acknowledgement and shall likewise be deemed to have been served on the developer by the Land Owners if delivered by hand and acknowledge or sent by registered post with due acknowledgement to the registered office of the Developer.
- 12.3 The Developer and the Land Owners shall mutually frame scheme for the management and the administration of the said

Contd.....23

building and/or common parts thereof. After the completion of the said building the Land Owners hereby agree to abide by all rules and regulations to be framed by any society/association/holding organization and/or any other organization who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

- 12.4 The name of the building shall be given by the Developer in course of the time with the consent of the Land Owners.
- 12.5 As and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the Land Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government/Statutory taxes & outgoings payable in respect of their respective allocations.
- 12.6 That all the Flat/Unit Owners excluding the Land Owners herein will bear the cost amounting **Rs. 25,000/- (Rupees Twenty Five Thousand)** only for installation of Electric Line AND shall pay another amount of **Rs. 50,000/- (Rupees Fifty Thousand)** only for installation of LIFT in the said Building.
- 12.7 The Land Owners herein is liable to pay the Income Tax, G.S.T. and T.D.S. in respect of their Owners' Allocation if applicable.
- 12.8 The Land Owners shall deliver xerox copies of all the original deeds and other paper and documents relating to the said premises simultaneously with the execution of these present to the Developer and same shall remain with the Developer during the full period of construction.

PIONEER ASSOCIATES

M. Karali Ranjan Das,

Partner

Indranil Ghosal
Arun Kumar Ghosal -
Arundhati Ghosal

as per the Memo given bellow, and the Developer herein will pay another amount of **Rs. 6,00,000/- (Rupees Six Lac)** only at the time of starting the construction works of the proposed Multi-Storied Building and will also pay **Rs. 6,00,000/- (Rupees Six Lac)** only to the Land Owners after 1 (One) year from the date of demolishing the existing structure over the said land, and the **Balance Amount** of **Rs. 17,00,000/- (Rupees Seventeen Lac)** only will be paid by the Developer to the Land Owners at the time of handing over the possession of the above said Flats and Garages to the Land Owners, that is 24 (Twenty Four) Months from the date of completion of demolishing works of the existing structure over the said land.

The above Allocation (referred to as the Owners' Allocation) are fixed, deemed final and except the above mentioned Allocation the Owners will not claim and/or demand anything from the Developer.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The DEVELOPER herein will get the **REST SALABLE AREAS/ SPACES** of the proposed Multi-Storied **(G+4)** Building **Excluding the Owners' Allocation** as mentioned hereinbefore, alongwith the proportionate undivided share in the Land and in common parts and/or areas, to be constructed according to the sanctioned Building Plan, will be treated as **DEVELOPER'S ALLOCATION**, which will be in absolute control of the Developer and they can sale to anybody at any price to be determined by the Developer Firm. The Owners shall have no right or claim over any part of the area/space under the Developer's Allocation.

Contd.....27

PIONEER ASSOCIATES

Kavali Rajan Das.

Partner

Indranil Ghosal

Anand Das Ghosal
Anand Das Ghosal

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Specifications)

For Flat

- (1) **Structure** : Building designed with R.C.C. Frame Structure which raised on individual column, design (as per shown in the Plan) approved by the competent authority.
- (2) **External Wall** : 8" thick brick wall and plastered with cement mortar.
- (3) **Internal Wall** : 5" thick brick wall and plastered with cement mortar.
- (4) **Flooring** : Good quality Vitrified Tiles of reputed make.
- (5) **Toilet** : Bathroom fitted upto 5' - 6" height with white glazed tiles of standard brand, One Toilet of Indian type white commode of standard brand with standard P.V.C. cistern. All fittings are in standard type, One wash hand basin is in Dining Space of each Flat.
- (6) **Kitchen** : Cooking Platform of Granite and Sink will be of Steel Sink, 4' height glazed Kitchen Tiles in the inside wall above the platform will be upto ceiling label.
- (7) **Doors** : All doors of good quality water proof ply type and peep hole on main entrance door, anodized Alluminium tower bolt in all doors. Collapsible Gate will be provided at the main entrance.
- (8) **Windows** : Frame and shutter fully glass, panel will be of good quality Alluminium channel will be provided in the windows.
- (9) **Plumbing** : Toilet concealed wiring with one bibcock, one shower, all fittings will be of standard quality.
- (10) **Water Arrangements** : Pumping arrangement to overhead reservoir from underground water reservoir, water supplied by local municipality and individual water connection in the Flat.

Contd.....28

ELECTRICAL WORKS :

1. Full concealed wiring.
2. In Bed Room Two Light points, Two 5 Amp. Plug Points, One Fan point and A.C. Point.
3. Living/Dining Room : Two Light Points, One Fan Point, Two 5 Amp cum 15 Amp Plug Points, A.C Point,
4. Kitchen : One Light point, One exhaust Fan point and Three 15 Amp. Plug point.
5. Toilet : One Light point, One exhaust Fan point, One Geyser Point.
6. Verandah/Balkony : One Light point, One Fan Point, Two 5 Amp cum 15 Amp. Plug Points.
7. One Light point at main entrance.
8. Calling Bell : One Calling Bell point at the main entrance.

PAINTING :

- a) Inside walls of the Flat will be finished with plaster of Paris and external walls with super snowcem or equivalent.
- b) All doors and windows frame and shutter painted with two coats white primer.

Contd.....29

PIONEER ASSOCIATES

Dr. Ravi Ranjan

*Indrani Ghosal
Anupam Ghosal
Arundhya Ghosal*

For Garage

- FLOOR :** Cemented Flooring.
- SHUTTER :** One Rolling Shutter will be provided.
- PAINT :** 2 Coats lime wash over inside walls & ceiling of the Garage.
- ELECTRIC :** Concealed wiring, One Light point and One 5 Amp. Plug Point.

Extra Work : The Land Owners shall have to pay extra charge for the extra works other than the above specification if any such extra work is carried on by them in their said allotted portions and such extra payment shall have to be made before commencing the extra works.

RESTRICTIONS :

The occupants of the building shall not alter/change the exterior structure of any flat/apartment/external fittings, fixtures, accessories or construct any structure in balcony of the flat/apartment/parking space/common place. Common space shall not be used for any function.

JURISDICTION :

That the Developer and the Owners will settle all their disputes amicably if arises in future regarding this agreement and if the said disputes are not solved amiably, in that event the Developer and the Owners will settle all their disputes through Alternative Dispute Resolution such as arbitration or mediation or negotiation or the Court of Law having the jurisdiction of this property.

Contd.....30

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

SIGNED, SEALED AND DELIVERED

in presence WITNESSES :

1. Arun Ghosal
Khordha
WB-751017

2. *[Signature]*
West-pansitla, Panskil
Kot-750012

1. Indrani Ghosal
2. Arka Provo Ghosal
3. Arunodaya Ghosal

Signature of the Land Owners

PIONEER ASSOCIATES

1. *[Signature]*
Partner

2. *[Signature]*

Partners of PIONEER ASSOCIATES

Signature of the Developer

Drafted & prepared by :

[Signature] Mukherjee

(Sri Debasish Mukherjee)
Advocate, Barrackpore Court
Enrolment No. WB-784/91

Computer typed by :

[Signature]
(Sanjib Das, Bkp.)

MEMO OF CONSIDERATION :-

Received from the above named Developer/Second Part a sum of Rs. 6,00,000/- (Rupees Six Lac) only in the following manner:

<u>Date</u>	<u>Cash /Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount (Rs.)</u>
10/07/2021	000244	Bank of Baroda Khardah	1,80,000/-
10/07/2021	000245	Bank of Baroda Khardah	20,000/-
10/07/2021	000246	Bank of Baroda Khardah	1,80,000/-
10/07/2021	000247	Bank of Baroda Khardah	20,000/-
10/07/2021	000249	Bank of Baroda Khardah	20,000/-
10/07/2021	000250	Bank of Baroda Khardah	1,80,000/-

Total - Rs. 6,00,000/-

(Rupees Six Lac) only.

1. Indranil Ghosal
2. Arkajit Ghosal
3. Anandrup Ghosal

WITNESS :

1. Anu Saha
Khardah
6A-117

2. Kusum Saha
West Panch, Panchhat
Khardah-741012

Signature of the Land Owners

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAINATI / D.S.K. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

WIFE / PRESENT NAME
LEFT HAND FINGERPRINT

NAME INDRANI GHOSAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Indrani Ghosal

LEFT HAND FINGER PRINT

NAME ANAPROO GHOSAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Anaproo Ghosal

LEFT HAND FINGER PRINT

NAME ARUNDAYA GHOSAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Arundaya Ghosal

LEFT HAND FINGER PRINT

NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for photo

RIGHT HAND FINGER PRINT

SIGNATURE

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHATI / D.S.K. HARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS: PROBATIONARY

LEFT HAND FINGERPRINT

NAME: KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Kanti Ranjan Das

LEFT HAND FINGERPRINT

NAME: GNPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE: Gnpal Das

LEFT HAND FINGERPRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
/	/	/	/	/

THUMB	FORE	MIDDLE	RING	LITTLE
/	/	/	/	/

SIGNATURE:

LEFT HAND FINGERPRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
/	/	/	/	/

THUMB	FORE	MIDDLE	RING	LITTLE
/	/	/	/	/

SIGNATURE:



Kanti Ranjan Das

RIGHT HAND FINGERPRINT



Gnpal Das

RIGHT HAND FINGERPRINT

Space for photo

RIGHT HAND FINGERPRINT

Space for photo

RIGHT HAND FINGERPRINT



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

GRN Details

GRN:	192021220155847168	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	05/01/2022 20:37:50	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	4759744013415	BRN Date:	05/01/2022 20:01:00
Gateway Ref ID:	IGAMTLJTR5	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2002795144/1/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PIONEER ASSOCIATES
Address:	SHREYASI APARTMENT PO PS KHARDAH, KOLKATA 700117
Mobile:	9831540067
Depositor Status:	Buyer/Claimants
Query No:	2002795144
Applicant's Name:	Mr Debasish Mukherjee
Identification No:	2002795144/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002795144/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002795144/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	6021
			Total	11042

IN WORDS: ELEVEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-00152/2022	Date of Registration	07/01/2022
Query No / Year	1524-2002795144/2021	Office where deed is registered	
Query Date	31/12/2021 1:59:51 PM	1524-2002795144/2021	
Applicant Name, Address & Other Details	Debasish Mukherjee Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831540067, 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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 62,70,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 6,021/- (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: Kalyannagar Road, Mouza: Keruliya, , Ward No: 7, Holding No:107/391 JI No: 5, Touzi No: 172 Pin Code : 700112










Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-438 (RS :-)	LR-1290	Bastu	Bastu	4 Katha 2 Chatak 1 Sq Ft	28,00,000/-	55,70,626/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
Grand Total :					6.8085Dec	28,00,000 /-	55,70,626 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	7,00,000/-	7,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	7,00,000 /-	7,00,000 /-	



Land Lord Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt INDRANI GHOSAL Wife of Late Alope Ghosal Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office			
	07/01/2022	LTI 07/01/2022	07/01/2022	
Kalyan Nagar, City:- Khardah, P.O:- Kalyan Nagar Via Pansila, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri ARKAPROVO GHOSAL Son of Late Alope Ghosal Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office			
	07/01/2022	LTI 07/01/2022	07/01/2022	
Kalyan Nagar, City:- Khardah, P.O:- Kalyan Nagar Via Pansila, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri ARUNODAYA GHOSAL Son of Late Alope Ghosal Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office			
	07/01/2022	LTI 07/01/2022	07/01/2022	
Kalyan Nagar, City:- Khardah, P.O:- Kalyan Nagar Via Pansila, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BLxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office				



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES SHREYASI APARTMENT, 12/A/1/35, 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 - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 7 2022 2:03PM</td> <td>LTI</td> <td>07/01/2022</td> <td>07/01/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri KANTI RANJAN DAS Son of Late Nalini Kanta Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office				Jan 7 2022 2:03PM	LTI	07/01/2022	07/01/2022	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 - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office																
Jan 7 2022 2:03PM	LTI	07/01/2022	07/01/2022													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri GOPAL DAS (Presentant) Son of Late Narayan Chandra Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 7 2022 2:03PM</td> <td>LTI</td> <td>07/01/2022</td> <td>07/01/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri GOPAL DAS (Presentant) Son of Late Narayan Chandra Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office				Jan 7 2022 2:03PM	LTI	07/01/2022	07/01/2022	KIRONALAY, Sasadhar Tarafder Road, City:- Khardah, 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: 86xxxxxxxx3840 Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)		
Name	Photo	Finger Print	Signature													
Shri GOPAL DAS (Presentant) Son of Late Narayan Chandra Das Date of Execution - 07/01/2022, , Admitted by: Self, Date of Admission: 07/01/2022, Place of Admission of Execution: Office																
Jan 7 2022 2:03PM	LTI	07/01/2022	07/01/2022													

Identifier Details :

Name	Photo	Finger Print	Signature
Shri KUSHAL Saha Son of Shri PINTU SAHA WEST PANSHILA, PANIHATI, City:- Panihati, P.O:- Panshila, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700112			
	07/01/2022	07/01/2022	07/01/2022
Identifier Of Smt INDRANI GHOSAL, Shri ARKAPROVO GHOSAL, Shri ARUNODAYA GHOSAL, Shri KANTI RANJAN DAS, Shri GOPAL DAS			



ransfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt INDRANI GHOSAL	PIONEER ASSOCIATES-2.26951 Dec
2	Shri ARKAPROVO GHOSAL	PIONEER ASSOCIATES-2.26951 Dec
3	Shri ARUNODAYA GHOSAL	PIONEER ASSOCIATES-2.26951 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt INDRANI GHOSAL	PIONEER ASSOCIATES-333.33333300 Sq Ft
2	Shri ARKAPROVO GHOSAL	PIONEER ASSOCIATES-333.33333300 Sq Ft
3	Shri ARUNODAYA GHOSAL	PIONEER ASSOCIATES-333.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, , Ward No: 7, Holding No:107/391 JI No: 5, Touzi No: 172 Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 438, LR Khatian No:- 1290	Owner:অলোক ঘোষাল, Gurdian:অরবিন্দ ঘোষাল, Address:মিড , Classification:বান্ধে, Area:0.07000000 Acre.	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 152400152 / 2022

On 07-01-2022

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 13:17 hrs on 07-01-2022, 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 62,70,626/-

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

Execution is admitted on 07/01/2022 by 1. Smt INDRANI GHOSAL, Wife of Late Alope Ghosal, Kalyan Nagar, P.O: Kalyan Nagar Via Pansila, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 2. Shri ARKAPROYO GHOSAL, Son of Late Alope Ghosal, Kalyan Nagar, P.O: Kalyan Nagar Via Pansila, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 3. Shri ARUNODAYA GHOSAL, Son of Late Alope Ghosal, Kalyan Nagar, P.O: Kalyan Nagar Via Pansila, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Professionals

Indetified by Shri KUSHAL Saha, , , Son of Shri PINTU SAHA, WEST PANSHILA, PANIHATI, P.O: Panshila, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Business

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

Execution is admitted on 07-01-2022 by Shri KANTI RANJAN DAS, Partner, PIONEER ASSOCIATES (Partnership Firm), SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Shri KUSHAL Saha, , , Son of Shri PINTU SAHA, WEST PANSHILA, PANIHATI, P.O: Panshila, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Business

Execution is admitted on 07-01-2022 by Shri GOPAL DAS, Partner, PIONEER ASSOCIATES (Partnership Firm), SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Shri KUSHAL Saha, , , Son of Shri PINTU SAHA, WEST PANSHILA, PANIHATI, P.O: Panshila, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,021/- (B = Rs 6,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2022 8:42PM with Govt. Ref. No: 192021220155847168 on 05-01-2022, Amount Rs: 6,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4759744013415 on 05-01-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 374, Amount: Rs.5,000/-, Date of Purchase: 09/07/2021, Vendor name: S K CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/01/2022 8:42PM with Govt. Ref. No: 192021220155847168 on 05-01-2022, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4759744013415 on 05-01-2022, Head of Account 0030-02-103-003-02



Amrita Chakravorti

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 1524-2022, Page from 17127 to 17182
being No 152400152 for the year 2022.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2022.01.19 12:12:58 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2022/01/19 12:12:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

PIONEER ASSOCIATES

Partner

(This document is digitally signed.)

