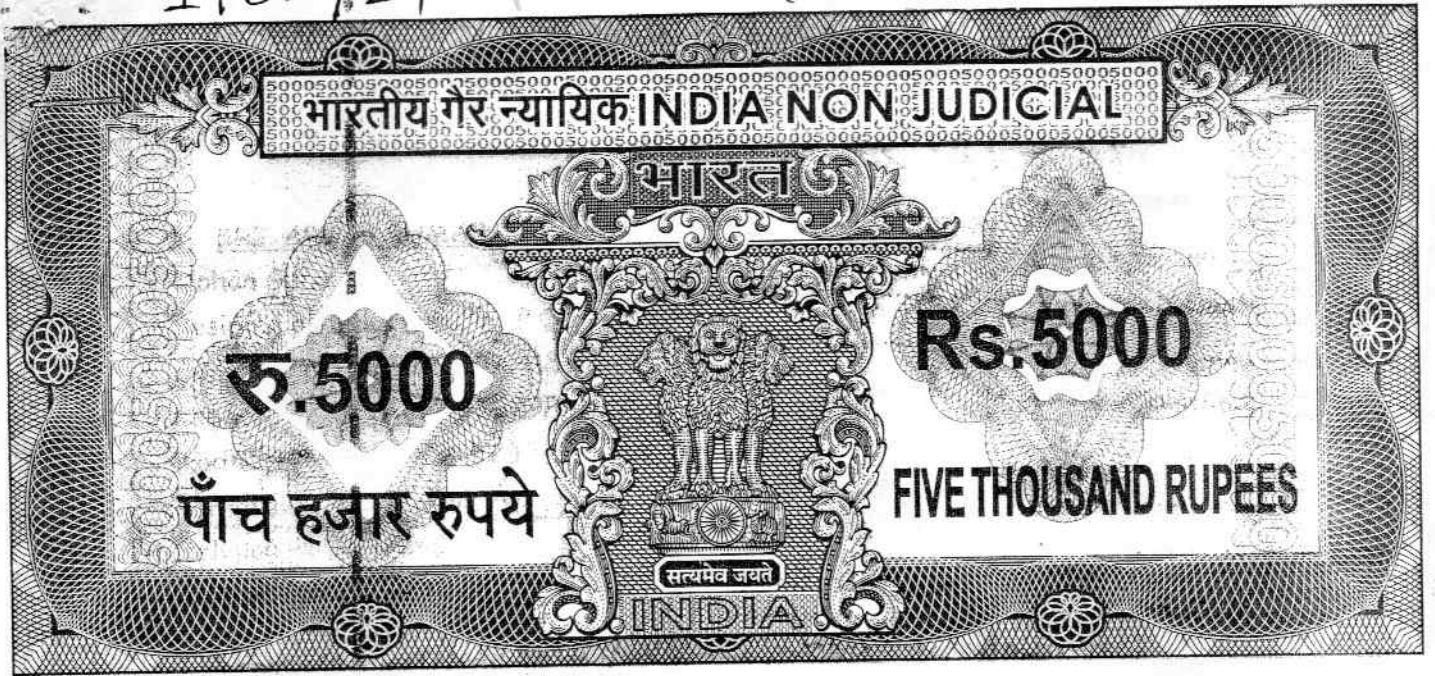



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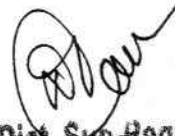
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Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

  
 28/02/24  
 11:46 A.M.  
 9-2-1909  
 Addl. Dist. Sub-Registrar  
 Sodepur, North 24 Parganas  
 28 FEB 2024

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

28 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 28<sup>th</sup> day of February Two Thousand and Twenty Four 2024 in the Christian Era

  
 28 FEB 2024

281437

No. Tapas Chanda. Adv.  
Name

Sealdah Civil Court.  
Address

Rs. 500/- Kot-14.

Kolkata Court No  
11, Netaji Subhas  
Kolkata-

Amal Kr. Saha  
Licensed Stamp  
Vendor

26 FEB 2024



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

28 FEB 2024

Sandip Das  
S/o Sri Dip Das  
R.K. Pally, Po. Samikati  
P.S. - Khardah, Kol-114

1 SRI ARUP KUMAR GUHA, Son of Late Peary Mohan Guha. Alias Pyari Mohan Guha

Residing at Dakshinpally, P.O.- Rahara, Police Station - Rahara, District - North 24 Parganas, Kolkata- 700118,

Pan - ACXPG3939P

Aadhaar no- 4903 5139 3931,

Nationality - Indian,

Religion - Hindu,

Occupation - Retired

( Herein after referred to as Owner, includes successors-in-interest.)

2. "PIIONEER ASSOCIATES", Pan - AAMFP7725R, a Partnership Firm having its Office on Building "SHREYASI APARTMENT", 1<sup>st</sup> Floor, lying at 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117,

Represented by its partners namely

2.1 SRI KANTI RANJAN DAS, Son of Late Nalini Kanta Das,

Residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah , District. - North 24 Parganas Kolkata - 700 117

Pan ADSPD7299P,

Aadhaar no. 8139 1092 0674,

Religion - Hindu,

Occupation Business,

Nationality Indian

2.2 SRI GOPAL DAS, Son of Late Narayan Chandra Das,

Residing at "Kironalay", SasadharTarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. 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

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

3. Chain of Title

3.1 **Whereas** one Smt. Suprava Guha, Wife of Late Peary Mohan Guha , alias Pyari Mohan Guha absolutely seized and possessed of or otherwise well and sufficiently entitled to in free simple in possession of ALL THAT piece and parcel of land measuring 04 Cottahs with old structure lying and situated within the limit of Khardah Municipality, Dakshinpally, P.O.- Rahara, Ward no.- 08 ( at present ) , Police Station - Khardah, ( at present it is under the Rahara Police Station ) , District - North 24 Parganas, appertaining to Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172. Re.Su. No. - 11, comprised and contained in C.S. Dag no. - 114, after purchased the above land from one Sarat Chandra Chattopadhyay, Son of Kalidas Chattopadyay through a registered Deed of Conveyance , which was duly registered in the Office of S.R. Barrackpore, on 24<sup>th</sup> day of January, 1952 , recorded into Book no - I , Volume No.- 5, Written on pages from 187 to 189 , **Being no. - 210 for the year 1952.**

3.2. **During** holding and possessing the above land by said Smt. Suprava Guha having all right, title and interest has got the **Holding no. - 55/47 , Dakshinpally, P.O.- Rahara, Ward no.- 08**, after mutated her name with the Khardah Municipality , under Police Station - Rahara, District- North 24 Parganas, and also recorded in L.R. Settlement Record her name with her landed property in L.R. Dag no. - 765 , under Khatian no. 1028 , under Mouza- Rahara, within the District - North 24 Parganas , Kolkata - 700 118 , under the A.D.S.R. Office at Sodepur.

3.3 **Thereafter** said Owner Smt. Suprava Guha in her own volition has duly sold, transferred , conveyed and assinged in respect of undivided impartible 1/3<sup>rd</sup> Share of land measuring more or less 960 Sqft equivalent to 01 Cottah 05 Chhitaks 15 Sqft Together with open terrace/roof along with all easement common right and use over the path and passages on her above purchased land, lying and situates at Premises under **Holding no. - 55/47 , Dakshinpally, P.O. - Rahara, Ward no.- 08**, to her son Sri Arup Kumar Guha, the Owner herein, through a registered Deed. of Sale , which was registered on 29<sup>th</sup> day of December 1989, recorded into Book no. - 1, Volume No. - 315, Written on pages from 426 to 434 , **Being No. - 14516 for the year 1989.**

3.4 **Immediate** after becoming the above purchased property said Arup Kumar Guha duly mutated his name in the Assessment Registrar of the Khardah Municipality and recorded his name in respect of his above purchased property and got **Holding no. - 56/47/A , Dakshinpally, P.O.- Rahara, Ward no.- 08.** And since then has been enjoying and possessing the said purchased land as an Owner having all right, title and interest .

3.5 **That** After transferring the above landed property in favour of said Sri



Arup Kumar Guha, the sole Owner Smt. Suprava Guha has retained her absolute ownership right over the remaining area of land measuring more or less 02 Kattah 10 Chhitaks 30 Sqft Together with proportionate undivided share of old dilapidated structure lying on the Premises at **Holding no. - 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08.** with all right, title and interest and since deceased has been enjoying her above property.

3.6 That During holding and possessing the said undivided impartible free hold land measuring more or less 02 Kattah 10 Chhitaks 30 Sqft said Smt. Suprava Guha, who was Governed by the Dayabhaga Hindu School of Hindu Law died intestate on 15/01/2008 leaving behind her two sons namely **Sri Arup Kumar Guha, the Owner/Vendor herein and Sri Anup Kumar Guha**, since deceased, and only daughter **Smt. Krishna Mitra**, is her only legal heir and successor, and by the Law of Inheritance, they jointly inherited the property of the deceased Suprava Guha. Be it mentioned here the husband of Suprava Guha namely Peary Mohan Guha, alias Pyari Mohan Guha, predeceased her who died on 27/10/1989 .

3.7 Thereafter above named son Anup Kumar Guha also died intestate on 31/08/2018 in bachelor. And thus by the Law of Hindu Succession Act, the share of land of the deceased devolved upon the remaining owners i.e. **Sri Arup Kumar Guha, and Smt. Krishna Mitra** equally,

3.8 By the foregoing facts and events it is clear that after demise of said Anup Kumar Guha entire undivided land measuring 02 Kattahs 10 Chhitaks 30 Square feet has owned and aquired the ownership jointly by Sri Arup Kumar Guha and Smt. Krishana Mirtra , and they jointly became the joint owners in respect of the above land having each equal undivided , impartible  $\frac{1}{2}$  half share of land equivalent to 01 Kattah , 05 Chhitaks 15 Square feet together with all easement right over the path and passages on the said Premises lying and situates within the Holding no. - 55/47 , Dakshinpally, P.O.- Rahara, Ward no.- 08. under Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172. Re.Su. No. - 11, comprised and contained in R.S. Dag No.- 114/476, corresponding L.R. Dag no. - 765 , under Khatian no. 1028 , within the District - North 24 Parganas , Kolkata - 700 118 .

3.9 Thereafter above named Owners Sri Arup Kumar Guha and Smt. Krishna Mitra for their better exploitation of their land and also for their Residential Purposes jointly applied for amamagate their two Holdings ie. Holding No. 55/47 , Dakshinpally, & Holding No.- 56/47/A ,Dakshinpally, into one single Holding and the conerned Khardah Municipality amalgated their two Holdings and got the **Holding No. 55/47 , Dakshinpally P.O.- Rahara, Ward no.- 08** , within the limit of Khardah Municipality , with total land more or less 4 Kattahs .

3.10 Thereafter above named co-owner Smt. Krishna Mitra for her dire need of money has sold, transferred and conveyed her above undivided share of land



measuring about 01 Kattah , 05 Chhitaks 15 Square feet with proportionate share of structure lying at Holding no. - 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08, within the Khardah Municipality, District - North 24 Parganas, Kolkata- 700118, unto one "**PIONEER ASSOCIATES**", a Partnership Firm having its Office on Building "SHREYASI APARTMENT", 1<sup>st</sup> Floor, lying at 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117 through a registered Deed of sale , which was executed on 16<sup>th</sup> day of February 2024 , the same was registered in the Office of A.D.S.R. at Sodepur, District - North 24 Parganas on 19/02/2024, recorded into Book No.- I, Volume No. - 1524-2024, Written in Pages 33374to 33398, **Being No.- 01147 for the year 2024**

4. That the above named "**PIONEER ASSOCIATES**" , also the Developer herein, by the above deed of sale became the owner in respect undivided impartible share of land measuring about 01 Kattah , 05 Chhitaks 15 Square feet with proportionate share of structure and became the co-Owner of the Premises lying at Holding No. 55/47 , Dakshinpally, P.O.- Rahara within the Police Station - Rahara, District- North 24 Parganas, Kolkata- 700118 , Be it mentioned herein that the present Owner **Sri Arup Kumar Guha** and the **Pioneer Associates** are the joint Co-Owner of the entire premises lying under Holding no. - 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08, within the Khardah Municipality, District - North 24 Parganas, Kolkata- 700118 which is clearly stated and described in the First Schedule herein below, and herein after referred to as the "**SAID PREMISES**".

5. By the foregoing facts and events said Sri Arup Kumar Guha, became the Owner in respect of undivided , impartible land measuring 02 kattah , 10 Chhitaks 30 Square feet (by way of purchase undivided share of land 01 kattah , 05 Chhitaks 15 Square and also owned and acquired undivided share of land measuring more or less 01 kattah , 05 Chhitaks 15 Square feet by way of inheritance). And entitled the Owner of the above land and since has been enjoying and exercising all sorts of right, title and interest by possessing absolute Ownership which is lying within the Premises under Holding No.- 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08, Police Station- Rahara, District - North 24 Parganas, Kolkata- 700118, which is clearly stated and described in the Second Schedule herein below. And herein after called and referred to as the **SAID PROPERTY**.

6 **Declaration about Ownership:** the above named Owner herein indemnifies and declares that beside him no other legal, representatives and or any claimant/s in the eye of the law regarding the Said Property with proportionate share of structure therein having full and lawfull Ownership right lying at Holding no. - 55/47 Dakshinpally, P.O.- Rahara, Ward no.- 08, within the limit of



Khardah Municipality, appertaining to Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172. Re. Su. No. - 11, comprised and contained in R.S. Dag No.- 114/476, corresponding L.R. Dag no. - 765 , under Khatian no. 1028 , within the District - North 24 Parganas , Kolkata - 700 118.

**6.1 Nonencumbrances:** The Owner indemnifies that he has good marketable title on the Said Property lying under Holding No. - 55/47 Dakshinpally and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the Said Premises.

**6.2 Engagement of Developer:** The Owner now desire to build up one residential unit/ multi storied Building with the Co-Owner "**Pioneer Associates**" of the Said Premises in respect of his Said Property lying upon the entire Premises which is clerly stated in the First Schedule herein below by utalizing the Owner's Second Schedule land lying within the Holding No. - 55/47, Dakshinpally , with an understanding to the other Co- Owner "**Pioneer Associates** , the Developer herein , after demolishing the existing structure and due to paucity of time to deploy strictly for his own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owner has no alternative but to search for a good, reputable developer concern towards the selection of a Joint Venture partner in regard to the development of his Second Schedule Property and with a view of that aspect the Owner approached before the Developer "**Pioneer Associates**" , who is also the Owner of the undivided impartible share of land lying within the Holding no. - 55/47 , Dakshinpally, P.O.- Rahara, Ward no.- 08, within the jurisdiction of Khardah Muicipality, District North 24 Parganas, Kolkata-700118, Police Station - Rahara.

**6.3** That after several meetings and duly scrutinizing of the proposals of the Developer herein namely "**Pioneer Associates**", a Partnership Firm represented by its Partners and all other relevant aspects, the Co-Owner of the Said Premises has considered the proposal and is agreeable to such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owner and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereon and thereafter construct a new multi-storied Building on the entire landed property lying at Holding no. - 55/47 Dakshinpally, P.O.- Rahara, Ward no.- 08, which is clearly stated and described in the First Schedule herein below , strictly in adherence and in conformity with the Sanctioned Building Plan upon the entire land lying under that will be obtained from the Khardah Municipality. The Owner of this present has arrived at an understanding with the Developer's concern towards

the development of the captioned land as aforesaid by utilizing the Developer Concern's expertise.

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

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

**1.4 PREMISES:** ALL THAT piece and parcel of land measuring 03 Kattahs 10 Chhitaks ( out of 4 Kattahs only 3 Kattah 10 Chhitaks has been considered for Construction towards Multi Storied Building ) with structure lying and situated on the Premises at Municipal Holding no. 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08 , within the Municipal limit of Khardah, Police Station - Rahara, District - North 24 Parganas, appertaining to Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172. comprised and contained in R.S. Dag No. - 114/476, corresponding L.R. Dag no. - 765 , under Khatian no. 1028 , within the A.D.S.R. Office at Sodepur.

**1.5 BUILDING:** Shall mean and include proposed multi-storied building/s G+4 storied to be constructed on the First Schedule property i.e land measuring more or less 03 Cottahs 10 Chhitks for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities.

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



1.7. Owner's Allocation Comprised of Constructed Areas and Consideration Amount in lieu of his Second Schedule Land (to the extent of G+IV Storied Building only)

The Owner shall be entitled to get the 37% (Thirty Seven Percent) proportionate share of Built Up area followed with his share of land as stated in the Second Schedule (02 kattah 10 Chhitaks 30 square feet) from the newly proposed Constructed Building consisting of 02 Two complete residential Units/Flats and one Garage for use of residential purposes The Flats & Garage will be allotted under the name of the Owner as follows:

- I) One 01 complete residential Flat /unit, being No.- A, area 960 Square feet Built-up areas ( more or less ) on the First Floor of the newly proposed Building.
- II) One 01 complete residential Flat /unit, being No.- A, area 960 Square feet Built-up areas ( more or less ) on the Third Floor of the newly proposed Building.
- IV) One Complete cemented floor base Garage vide no.- 5 on the Ground Floor measuring about 175 Sqft built up area on the Ground floor of the newly proposed Building.

It is admitted that if the above Flats' & Garage total areas are less than and /or excess of the 37% (thirty Seven percent) of demanded /allocated areas followed by the Owner's Allocation, in that event that will be adjusted by making payment of consideration amount @ Rs. 2200/- (Rupees two thousand two hundred )per Square feet upon such excess and /or less Square feet by the Developer or Owner respectively.

All the above Flats/Units shall be constructed following the sanctioned Building Plan including common enjoyment with the other occupiers /Owners of the Building which is clearly stated and mentioned in the Fourth Schedule herein below.

The above allocations (hereinafter referred to as the "Owner's Allocation") are fixed, deemed final, and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the New Project under the clause Owner's Allocation. On completion of the respective Flats, the Developer shall hand over the Owner's Allocation to the Owner together with the rights to common facilities and amenities in the building. That Handover of the Allocation of the Flats will be done at the request of the Owner amicably in the presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute. The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be finished as per the Fourth Schedule hereunder written. The Development Agreement along with the finalization of the Owner's Allocation in the Said Project has been

based on the computation of a Project on the land area more or less 03 three Cottahs 10 Ten Chhitaks .

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owners' Allocation as stated in clause 1.7 all the remaining constructed space/area i.e. 63% ( sixty three percent ) built up area together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price and that will be determined by the Developer Firm. None of the Owners shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon signs of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including the soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deems fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

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

1.10 Power to sign proposed sanction plan and amendments thereto

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

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

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



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

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

#### ARTICLE - I- COMMENCEMENT

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

#### ARTICLE - II -OWNER RIGHT AND REPRESENTATIONS

2.1 The Owner indemnifies that he has been seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises.

2.2 None other than the 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 owner further indemnifies that the said Premises is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

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

2.5. The Owner in pursuant to the Development Agreement also shall grant in favour of the Developer or its nominee or nominees, a Development Power of Attorney, and such Development Power of Attorney shall remain irrevocable to enable the Developer to implement the envisaged development expeditiously including all other acts and deeds and only to the extend of the Developer's Allocation regarding Sale, transfer, Agreement For sale and to receive all consideration amount and to issue a valid receipt and discharge the same.

#### ARTICLE - III - DEVELOPER'S RIGHTS

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



3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building as per clause no. 1.8 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.

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 Owner in a single holding before the Khardah Municipality of the Schedule property and also has the right to amalgamate besides the plots of the Schedule property further adjacent plots if it needs in future.

#### ARTICLE - IV - CONSIDERATION

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



ARTICLE -V - SPACE ALLOCATION

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

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

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

ARTICLE -V I COMMON RESTIRCTION .

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

6.1 All the Parties shall abide by all laws, Bye Laws, rules, and regulations of the Government, local bodies, and Associations when formed in the future as the case may be without invading the rights of the Owners.

6.2 The original Agreement, Original Title Deed, and all other necessary documents and permission in original from different proper Authority, Original Sanction Plan, original Tax receipts e.tc. in respect of the said Premises shall be kept at the Office of the Developer for the inspection of the intending purchaser/s subject to the above all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owners' Association.

ARTICLE - VII - BUILDING

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



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

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

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

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

7.6 The Name of the Building will be known as "KENTAKY VILLAH"

#### 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 either from the date of obtaining sanctioned Building Plan and or from the date of demolishing the existing structure whichever is later since from such date (subject to force majeure conditions) require 24 (twenty-four) months to complete the Owner's Allocation and hand over the possession and also handover immediate after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the 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 Owner will not raise any objection thereto as time is the essence of the Said Project.

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

#### ARTICLE - IX - COMMON EXPENSES

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

#### ARTICLE -X - OWNER'S OBLIGATIONS

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

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

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

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

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

10.6 The Owner hereby agreed and undertakes that the owner shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming



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

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

#### ARTICLE - IX - COMMON EXPENSES

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

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10.6 The Owner hereby agreed and undertakes that the owner shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming



Parties so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer 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 Owner and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owner and after handing over the peaceful possession of the land of the Owner unto the Developer no further maintenance will pay by the Owner.

10.8 Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owner shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed together with all the benefit and facilities as herein specifically provided, and it shall be heritable and transferable.

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

10.10 The Owner shall pay sum of Rs. 40,000/- ( Rupees Fourty thousand ) only for electrical infrastructural cost without provision of A.C. for each Flat & Garage and also liable to pay for each Flat Rs. 60,000/- ( Rupees sixty thousand ) only for installation cost of the Lift , all amount would pay before taking possession of the respective Flat.

#### 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 24 (twenty-four) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

11.3 The Developer shall arrange and or provide one 01 separate residential acceptable accommodation for the owners and such accommodation shall be

provided on a rental basis in the locality and the entire rent shall be borne by the developer Firm till handing over the Owners' Allocation in the proposed new building by the Developer Firm. And the entire sale proceeds of the building materials after demolishing the existing structure shall be conducted by the Developer absolutely.

**ARTICLE -XII - DEVELOPER'S INDEMNITY**

12. The Developer hereby undertakes to keep the 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 for necessary amalgamation with the scheduled land of the Owner and to sign and execute necessary papers, and documents towards such amalgamation.

**The First Schedule ( entire premises lying at  
Holding No. - 55/47, Dakshinpally,**

ALL THAT piece and parcel of land measuring 03 Kattahs 10 Chhitaks ( out of 4 Kattahs only 3 Kattah 10 Chhitaks has been considered for Construction towards Multi Storied Building ) together with two storied Building total cemented structure measuring more or less 1500 square feet lying and situated on the Premises at Municipal Holding no. 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08, within the Municipal limit of Khardah , Police Station - Rahara, District - North 24 Parganas, appertaining to Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172, comprised and contained in R.S. Dag No. - 114/476 , corresponding in L.R. Dag no. - 765 , under L.R. Khatian no. 1028 , within and after amalgamated the entire land lie within the following Boundaries.-

On the North : 12ft wide Municipal Road  
On the South : Building with Plot No.- 141  
On the East : 12ft wide Common Passage  
On the West : Dag No. 113 & 119

**The Second Schedule ..Said Premises  
(Property of Sri Arup Kumar Guha/Owner )**

ALL THAT piece and parcel of homestead undivided imptible Bastu land measuring more or less 02 Kattah 10 Chhitaks 30 Sqft Together with undivided proportionate share of old cemented structure measuring more or less 1000 Square feet it is the part and or portion of First Schedule Property as stated

above lying and situates at Municipal Holding no. - 55/47 , Dakshinpally, P.O.- Rahara, Ward no.- 08, Police Station Rahara, within the Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172. R.S. Dag No.- 114/476, comprised and contained in L.R. Dag no. - 765 , under Khatian no. 1028 , within the District - North 24 Parganas , Kolkata - 700 118 , under the A.D.S.R. Office at Sodepur.

**The Third Schedule is Referred to as Owner's Allocation**

**Owner's Allocation Comprised of Constructed Areas and Consideration Amount in lieu of his Second Schedule Land (to the extent of G+IV Storied Building only )**

The Owner shall be entitled to get the 37% ( Thirty Seven Percent ) proportionate share of Built Up area followed with his share of land as stated in the Second Schedule ( 02 kattah 10 Chhitaks 30 square feet ) from the newly proposed Constructed Building consisting of 02 Two complete residential Units/Flats and one Garage for use of residential purposes The Flats & Garage will be allotted under the name of the Owner as follows:

- I) One 01 complete residential Flat /unit, being No.- A, area 960 Square feet Built-up areas ( more or less ) on the First Floor of the newly proposed Building.
- II) One 01 complete residential Flat /unit, being No.- A, area 960 Square feet Built-up areas ( more or less ) on the Third Floor of the newly proposed Building.
- IV) One Complete cemented floor base Garage vide no.- 5 on the Ground Floor measuring about 175 Sqft built up area on the Ground floor of the newly proposed Building.

It is admitted that if the above Flats' & Garage total areas are less than and /or excess of the 37% (thirty Seven percent) of demanded /allocated areas followed by the Owner's Allocation, in that event that will be adjusted by making payment of consideration amount @ Rs. 2200/- (Rupees two thousand two hundred )per Square feet upon such excess and /or less Square feet by the Developer or Owner respectively.

**The Fourth 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. 63% ( sixty three 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 Fifth Schedule Specification of Building With Flats**

Building And Wall:-	RCC Super structure with Grade-1 quality materials. local brickfield's bricks.
External wall	-8" inch thickness brick wall, plaster with cement mortar.
Internal Wall	- 5" inch thickness and plaster with cement mortar for the common wall.& inside partition wall 3"/5" inch thickness with cement mortar.
Flooring	All floors finished with Floor Tiles 16" x 16" except Toilet and Kitchen
Toilet	Bathroom wall will be finished with Glazed Tiles of the standard brand up to Lintel height Toilet of Indian /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 Tiles of the standard brand up to Lintel height from the cooking platform finished with Black Stone, Floor will be finished with Marble
Doors	All doors will be 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



7. All other areas, facilities, and amenities for common use and enjoyment of Said Complex.

The Seventh 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 Eighth 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 Deed of Development Agreement on the day, month, and year first above written.

Signed and delivered by the  
Owner Sri Arup Kumar Guha  
In the presence of:

*Sampa Guha*  
*Dakshin Pally*  
*P.O. Rahara, Kol-700118.*

*Arup Kumar Guha*

Signature of the Owner

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

*Arup Kumar*  
*870 Keli Jule Ch. 34147*  
*Bosepara, Kharis*  
*KO-117*

1. **PIONEER ASSOCIATES**

*Kaali Rajan Das.*

Partner

2 *Arup An.*

Signature of the Developer "Pioneer Associates" by its Partners

Drafted & Prepared by

*Tapas Chanda*

Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrolment No.- WB/731/1992

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*P.O. Rahara, Kol-700118.*

*Arup Kumar Guha*

Signature of the Owner

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

*Arup Guha*  
*870 Keli Jule Ch. Jule*  
*Bosepara, Kharagpur*  
*751017*

1. **PIONEER ASSOCIATES**

*Kaali Rajan Das.*

Partner

2 *Arup An.*

Signature of the Developer "Pioneer Associates" by its Partners

Drafted & Prepared by

*Tapas Chanda*

Tapas Chanda












Advocate

Sealdah Civil Court








Kolkata- 700014

Enrolment No.- WB/731/1992












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

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

SIGNATURE *Kanti Ranjan Das*

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

SIGNATURE *Jagan An.*

 <i>Arup Kumar Gupta</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
						
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						

SIGNATURE *Arup Kumar Gupta*

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE





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



192023240358721868

GRN Details

GRN:	192023240358721868	Payment Mode:	SBI Epay
GRN Date:	24/01/2024 12:07:14	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5582083078022	BRN Date:	24/01/2024 12:07:55
Gateway Ref ID:	IGAQTMRBI7	Method:	State Bank of India NB
GRIPS Payment ID:	240120242035872185	Payment Init. Date:	24/01/2024 12:07:14
Payment Status:	Successful	Payment Ref. No:	2000190299/3/2024 [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):	24/01/2024
Period To (dd/mm/yyyy):	24/01/2024
Payment Ref ID:	2000190299/3/2024
Dept Ref ID/DRN:	2000190299/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000190299/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000190299/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>2041</b>

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

### Major Information of the Deed

Deed No :	I-1524-01413/2024	Date of Registration	28/02/2024
Query No / Year	1524-2000190299/2024	Office where deed is registered	
Query Date	22/01/2024 4:02:52 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapas Chanda Sealdah Civil Court,Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 38,00,000/-	Rs. 42,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Dakshinpally Road (Khardaha Municipality), Mouza: Keruliya, , Ward No: 08, Holding No:55/47 JI No: 5, Touzi No: 172 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-765 (RS :-)	LR-1028	Bastu	Bastu	2 Katha 10 Chatak 30 Sq Ft	32,00,000/-	36,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4.4Dec</b>	<b>32,00,000 /-</b>	<b>36,00,000 /-</b>	

#### 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.	6,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>6,00,000 /-</b>	<b>6,75,000 /-</b>	

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Set Forth value	Market Value		
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Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



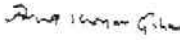
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Dakshinpally Road (Khardaha Municipality), Mouza: Keruliya, , Ward No: 08, Holding No:55/47 JI No: 5, Touzi No: 172 Pin Code : 700118

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<b>Total :</b>		<b>1000 sq ft</b>	<b>6,00,000 /-</b>	<b>6,75,000 /-</b>	




**Land Lord Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri ARUP KUMAR GUHA (Presentant)</b> Son of Late PEARY MOHAN GUHA ALIAS PYARI MOHAN GUHA Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office	 <small>28/02/2024</small>	 Captured <small>LTI 28/02/2024</small>	 <small>28/02/2024</small>
DAKSHINPALLY, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9P, Aadhaar No: 49xxxxxxxx3931, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PIONEER ASSOCIATES</b> BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri KANTI RANJAN DAS</b> Son of Late NALINI KANTA DAS Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 <small>Feb 28 2024 12:18PM</small>	 Captured <small>LTI 28/02/2024</small>	 <small>28/02/2024</small>
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)				

2	Name	Photo	Finger Print	Signature
	<b>Shri GOPAL DAS</b> Son of Late NARAYAN CHANDRA DAS Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 12:19PM	 Captured LTI 28/02/2024	 28/02/2024
23, DR. GOPAL CHATTERJEE ROAD, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5H, Aadhaar No: 86xxxxxxxx3840 Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri SANDIP DAS</b> 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	 28/02/2024	 Captured 28/02/2024	 28/02/2024

Identifier Of Shri ARUP KUMAR GUHA, Shri KANTI RANJAN DAS, Shri GOPAL DAS,

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ARUP KUMAR GUHA	PIONEER ASSOCIATES-4.4 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri ARUP KUMAR GUHA	PIONEER ASSOCIATES-1000.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Dakshinpally Road (Khardaha Municipality), Mouza: Keruliya, , Ward No: 08, Holding No:55/47 JI No: 5, Touzi No: 172 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 765, LR Khatian No:- 1028	Owner: সুপ্রভা গুহা, Gurdian: বিহারী মোহন গুহা, Address: কলকাতা, Classification: বাণিজ্য, Area: 0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152401413 / 2024

On 28-02-2024

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

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

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

Presented for registration at 11:57 hrs on 28-02-2024, at the Office of the A.D.S.R. SODEPUR by Shri ARUP KUMAR GUHA ,Executant.

**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 42,75,000/-

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

Execution is admitted on 28/02/2024 by Shri ARUP KUMAR GUHA, Son of Late PEARY MOHAN GUHA ALIAS PYARI MOHAN GUHA, DAKSHINPALLY, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

Identified 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 28-02-2024 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

Identified 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 28-02-2024 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

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

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2024 12:07PM with Govt. Ref. No: 192023240358721868 on 24-01-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 5582083078022 on 24-01-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 281437, Amount: Rs.5,000.00/-, Date of Purchase: 26/02/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2024 12:07PM with Govt. Ref. No: 192023240358721868 on 24-01-2024, Amount Rs: 2,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 5582083078022 on 24-01-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 152401413 for the year 2024.



*Debjani Halder*

Digitally signed by DEBJANI HALDER  
Date: 2024.03.06 11:02:22 +05:30  
Reason: Digital Signing of Deed.

(Debjani Halder) 06/03/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.