

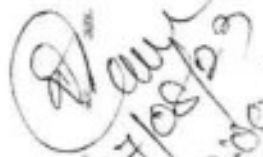
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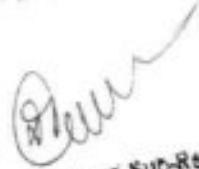


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I verified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document



Western District Sub-Registrar  
 Coochpur, North 24-Parganas

17 AUG 2023

Western District Sub-Registrar  
 Coochpur, North 24-Parganas

**DEVELOPMENT AGREEMENT**

17 AUG 2023

**THIS DEED OF AGREEMENT** is made on this the 17<sup>th</sup> day of August, 2023 (Two Thousand and Twenty Three) as per CHRISTIAN ERA.

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Alokendu Bandyopadhyay  
 Advocate

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**ALOKENDU BANDYOPADHYAY**  
Advocate  
Calcutta High Court, District Judge's Court Barasat,  
Barrackpore Court.

নম্বর-  
দিন ও তারিখ-  
লেখতার নাম-  
সাক্ষিন-  
স্ট্যাম্প মূল্য-  
ভেদার শ্রী-

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বারাসাত কোর্ট  
উত্তর ২৪ পরগনা

টি. ভি. নং-  
স্ট্যাম্প ক্রয়ের তারিখ-  
মোট স্ট্যাম্পের মূল্য-  
ট্রিজারী অফিস-বারাসাত  
ভেদার শ্রী তাপস কুমার সাহা

07 JUN 2023  
400000



Ayan Banerjee.  
Adv  
S/o. Swapan Banerjee.  
Barrackpore Court.

  
Additional District Sub-Registrar  
Sadpur, North 24 Parganas

17 JUN 2023

(2)

**BETWEEN**

- 1. SRI MONOJ KUMAR PAUL (PAN NO. AMJPP8526H)**, Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,
- 2. SRI DINOJ PAL (PAN NO. CRPPP4227C)**, Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation- Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,
- 3. SMT. SHYAMALI GUIN (PAN NO. AYNPG7624D)**, Wife of Sri Bijon Kumar Guin, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,
- 4. MISS DIPALI PAL (PAN NO. HGIPP6892Q)**, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Household, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,
- 5. SMT. SHEFALI GHOSAL (PAN NO. DVJPG0842K)**, Wife of Sri Alope Kumar Ghosal, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

  
Alokendu Bandyopadhyay  
Advocate

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**6. SMT. BIJALI KUNDU (PAN NO. IIUPK4902B)**, Wife of Late Alok Kundu, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Vill. Bulchandrapur, Bardhaman, P.O. Painta, P.S. Madhabdihi, Dist. Bardhaman, Pin- 713427,

**7. SMT. MITALI KARMAKAR (PAN NO. DDXPK1270B)**, Wife of Sri Kali Sankar Karmakar, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115, hereinafter collectively called and referred to as the **OWNERS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

**AND**

**"M/S. PIONEER DEVELOPER"** a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

**(1) SRI BISWANATH DAS (PAN: AFDPD5167P)**, Son of Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,



Alokendu Bandyopadhyay

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**(2) SRI ARUN KUMAR JANA (PAN: AGLPJ4226G)**, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

**(3) SRI SUBHANKAR BISWAS (PAN: ALCPB4228Q)**, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's heirs, executors, administrators, legal representatives and Successor-in-Office) of the **SECOND PART.**

**WHEREAS** the Predecessor in title i.e. the beloved mother of Land Owners no. 1 to 7 hereof namely Smt. Bashanti Bala Dasi (Daughter of Late Notu Behari Dey) since deceased in her life time had purchased a plot of land measuring about **19 Decimal i.e. 11 Cottahs 8 Chittaks** more or less within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2068/2807, under R.S. Khatian No. 566, P.S. Khardah, the then Sub-Registry Office Barrackpore, District: North 24 Parganas, within the local limits of the Panihati Municipality from Sri Ashutosh Santra (Son of Late Hari Das Santra) through a Registered Bengali Deed of Sale being no. 673, which is



Alokendu Banerjee

Advocate


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executed and registered on 07.06.1946, at the office of Sub-Registrar, at Barrackpore and the same was recorded in Book no. I, Volume no. 12, noted within the pages from 196 to 198, being no. 673, for the year 1946.

**AND WHEREAS** the said Bashanti Bala Dasi after obtaining the aforesaid plots of land she mutated her name in the Assessment Registrar of Local Panihati Municipality and she got married with Ashutosh Paul and as per Hindu Rituals & Norms after marriage she known as Bashanti Bala Pal and had been enjoying the said landed property with her family members and while had been enjoying the said landed property she sold out 04 Chittaks 16 sq.ft. of land into and out of her 11 Cottahs 08 Chittaks of land infavour of Sri Pradyot Kumar Chowdhury (Son of Late Ray Saheb Chandrachur Chowdhury) by executing a Bengali Deed of Sale at the office of Sub Registrar at Barrackpore, being no. 2361 in Book No. I, Volume No. 32, pages from 287 to 290, for the year 1965 and retained the rest land for her use and occupation which is as at present in physical measurement stands as 11 Cottahs 01 Chittaks 23 sq.ft.

**AND WHEREAS** the said Bashanti Bala Pal while had been enjoying the actual physical possession of the said landed property she died intestate on 30.06.2008 leaving behind her husband namely **Sri Ashutosh Paul** & two sons namely **Monoj Kumar Paul, Dinoj Pal** & six daughters namely **Smt. Shyamali Guin** (Wife of Sri Bijon Kumar Guin,

  
Alokendu Bandyopadhyay  
Advocate

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(6)

Daughter of Late Ashutosh Paul), **Miss Dipali Pal** (Daughter of Late Ashutosh Paul), **Smt. Shefali Ghosal** (Wife of Sri Alope Kumar Ghosal, Daughter of Late Ashutosh Paul), **Smt. Bijali Kundu** (Wife of Late Alok Kundu, Daughter of Late Ashutosh Paul), **Smt. Mitali Karmakar** (Wife of Sri Kali Sankar Karmakar, Daughter of Late Ashutosh Paul) and **Arati Dhar** (Wife of Late Monoranjan Dhar, Daughter of Late Ashutosh Paul) as her surviving legal heirs and successors and the landed property as left by deceased Bashanti Bala Dasi @ Bashanti Pal @ Bashanti Bala Pal was devolved upon them as undivided 1/9th share in each part as per the provision of Hindu Succession Act, 1956.

**AND WHEREAS** subsequently the said Ashutosh Paul died intested on 15.03.2010 and the said Arati Dhar also died intested on 31.01.2016 as issue less leaving behind Monoj Kumar Paul, Dinoj Pal, Smt. Shyamali Guin, Smt. Dipali Pal, Smt. Shefali Ghosal, Smt. Bijali Kundu, Smt. Mitali Karmakar as their Lawful Legal heirs and successors.

**AND WHEREAS** thus in the foregoing events the landowners no. 1 to 7 hereof became the lawful joint owners of the above mentioned plot of land measuring an area about **11 Cottahs 01 Chittaks 23 sq.ft.** more or less within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2068/2807, under R.S. Khatian No. 566, P.S. Khardah, and seized and possessed the above mentioned Property, by constructing a dwelling house thereon and

  
Alokendu Bandyopadhyay  
Advocate


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(7)

recorded their names in the assessment register of Panihati Municipality bearing Holding No. 52, Dr. Gopal Chatterjee Road, under Ward No. 1 and enjoying as well as possessing the same peacefully, quietly and without any interruption of others which is free from all sorts of encumbrances.

**AND WHEREAS** the land owners hereof jointly with a view to fulfil the desire by making construction of a Multi Storeyed Building (G+4) over the plot of land measuring an area **11 Cottahs 01 Chittaks 23 sq.ft.**, as mentioned in the Schedule hereunder written by amalgamating their plot of land with the other contiguous plots, the Land Owners of the First Part approached the Developer Firm of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

**AND WHEREAS** the owners herein hereby agree to authorise the Developer to construct the multistoried (G+4) building in respect of their landed property in the under mentioned schedule of property, morefully and particularly described in the schedule hereinbelow according to the building plan to be approved and sanctioned by the Panihati Municipality and as per specification with floor, plans, elevation, sections, made in compliance with the Statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder:-

  
Alokendu Bandyopadhyay  
Advocate

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**NOW THIS AGREEMENT WITNESSETH AND IT IS  
HEREBY AGREED BETWEEN THE PARTIES AS  
FOLLOWS:**

**ARTICLE-I**

**DEFINITION**

**1. OWNERS:**

- 1. SRI MONOJ KUMAR PAUL**, Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- 2. SRI DINOJ PAL**, Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- 3. SMT. SHYAMALI GUIN**, Wife of Sri Bijon Kumar Guin, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,
- 4. MISS DIPALI PAL**, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Household, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

  
*Alokendu Bandyopadhyay*  
Advocate

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**5. SMT. SHEFALI GHOSAL**, Wife of Sri Alope Kumar Ghosal, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

**6. SMT. BIJALI KUNDU**, Wife of Late Alok Kundu, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Vill. Bulchandrapur, Bardhaman, P.O. Painta, P.S. Madhabdihi, Dist. Bardhaman, Pin- 713427,

**7. SMT. MITALI KARMAKAR**, Wife of Sri Kali Sankar Karmakar, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

2. DEVELOPER:

**"M/S. PIONEER DEVELOPER"** a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

**(1) SRI BISWANATH DAS**, Son of Late Narayan Chandra Das by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,



*Alokendu Bandyopadhyay*  
Advocate

Contd...10

**(2) SRI ARUN KUMAR JANA**, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

**(3) SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra Biswas, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at DIPSIKHA APARTMENT, Second Floor, Flat No. B, Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

3. LAND : The land described in the schedule hereunder written.

4. BUILDING : Means five (G+4) storied building to be constructed on the schedule property in accordance with the plan to be sanctioned by the Panihati Municipality in the name of the owners at the cost of the developer.

5. ARCHITECT : Shall mean person or firm appointed or nominated by the Developer/Promoter for construction of the proposed building.

6. BUILDING PLAN : Plan to be sanctioned by the Panihati Municipality.

7. TRANSFER : Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space/flat in multi storied building to the intending purchaser and/or purchasers thereof although the same amounts as transfer in hand.

  
Alokesh Bandyopadhyay  
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8. TRANSFeree : Shall mean a person to whom any space/ flat in the building will be transferred by a Deed of Conveyance for a valuable consideration by the owners or the respective space/flat of the said building and/or otherwise.

9. TIME : Shall mean the construction to be completed within **30 (Thirty) months** from the date of sanction plan and/or handover the peaceful vacant possession of the subject landed property whichever is later.

10. COMMENCEMENT : This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

## **ARTICLE-II**

### **COMMENCEMENT AND FIELD OF THIS AGREEMENT**

(A) This Agreement shall come into effect automatically and immediately on Execution of these presents by and between the Parties hereto.

(B) Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed or Deeds of Conveyance or Transfer by the Land Owners in favour of the Developer or its nominee/nominees in terms of the Agreement in respect of flat portion in the proposed building togetherwith undivided right, title and interest in the land of the said premises.



*Alokendu Bandyopadhyay*

*Advocate*

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**ARTICLE-III**


**LAND OWNERS REPRESENTATION**

- (a) The Land owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) None other than the Land owners have any claim, right, title and/ or demand over and in respect of the said premises and/or any portion thereof.
- (c) That the said property is free from all encumbrances, charges, liens, lispendence, attachments, acquisition, requisition whatsoever or howsoever.
- (d) That the Developer i.e. the Other part hereto being satisfied with the right, title and interest and possession of the Party of the One Part as mentioned in the Schedule hereunder, has agreed to do the proposed development of the said holding in terms and conditions as contained herein above.
- (e) That the said property is not subject to any suit or legal proceeding in any court of law.

**ARTICLE-IV**

**LAND OWNER'S RIGHT AND OBLIGATIONS AND REPRESENTATIONS**

- (i) The Land owners became absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, lispendence, trusts, requisition or acquisition what-so-ever nature and have a valid marketable title on the said premises.
- (ii) The Land owners has absolute right and authority to develop the said plot of land.

  
Alokendu Bandyopadhyay  
Advocate

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**ARTICLE-V**

**DEVELOPER'S RIGHT AND RESPONSIBILITIES**

The scope of work envisaged to be done by the Developer hereunder shall include:

- (i) The existing building will be demolished by the developers at their own cost and they would get all the articles/debris and the sale proceed of the same the landowners shall have no right over the same.
- (ii) Construction of the new Building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developer's responsibility shall include coordinating with all other statutory authorities and to complete the construction of the building including plumbing, electrical, sanitary fittings and installations.
- (iii) All outgoings including other rates, taxes duties and other impositions by the Panihati Municipality or other any competent, authority in respect of the said property upto the date of this agreement shall be paid by the Land Owners.
- (iv) All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.
- (v) The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell the flats of the proposed building/ buildings which completely includes as Developer's areas/ allocation in the proposed building at the said premises and/or of all or any portion/portions thereof, which will include common area and facilities togetherwith the undivided right, title and interest


  
Alokendu Bandyopadhyay  
Advocate

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in the land in common facilities and amenities including the right to use thereof. The owners or any person claiming under them shall not interfere, question hinder inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfillment of all obligation of the Developer towards to Land Owners. The Developer will complete the construction of the building with the standard materials as would be available in the market.

(vi) The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned authority in the name of the owners at its own cost and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed new Building provided however that the developer will be exclusively entitled to all refunds of any and all payment and/or deposits made by the developer in the name of the Land owners from the concerning authority/s.

(vii) The Developer hereby undertakes to indemnify and keep indemnified the Land owners from and against any and all actions, charges, claims any third party arising out of due to the negligence of noncompliance of any law, by-law, rules and regulations of the Panihati Municipality and other Govt, or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.

  
Alokendu Bandyopadhyay  
Advocate

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(viii) The Developer will complete the construction within **30 (Thirty) months** from the date of sanction plan and/or handover the peaceful vacant possession of the subject landed property whichever is later. For this purpose Developer must take all necessary steps. However, in any case if the Developer fails to complete the said construction work within a period of **30 (Thirty) months** from the date of sanction plan and/or handover the peaceful vacant possession of the subject landed property whichever is later barring unforeseen circumstances, the Developers will be held liable to appropriately be compensated, the Land Owners by payment of money towards damages, and such compensation to be ascertain by the mutual discussion of both the parties hereof.

(ix) The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the owners indemnified.

(x) The Developer shall obtain all necessary "No-Objection" Certificate and procure "Completion Certificate" from all statutory authorities such as Municipality and others.

(xi) The grade of concrete to be used will conform to ISI-M20.

#### **ARTICLE-VI**

#### **CONSIDERATION**

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners conjointly shall be entitled to get the 40% (forty)



*Alokendu Bandyopadhyay*

*Advocate*

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percent constructed covered area/sanction area of the new proposed building by using its land in commercial purpose and such area shall be allotted in each floor of the new building and distributed in front and back side of the proposed building in the following manner:-

The land owners hereof are jointly entitled to get 10 Nos. of self contained residential flat and 2 nos. Shop Rooms such as :

1. A self contained residential flat being **Flat no. 'B'** located on the **First Floor**, having constructed covered area of more or less **750 Sq.ft.**
2. A self contained residential flat being **Flat no. 'D'** located on the **First Floor**, having constructed covered area of more or less **750 Sq.ft.**
3. A self contained residential flat being **Flat no. 'A'** located on the **First Floor**, having constructed covered area of more or less **875 Sq.ft.**
4. A self contained residential flat being **Flat no. 'E'** located on the **Second Floor**, having constructed covered area of more or less **725 Sq.ft.**
5. A self contained residential flat being **Flat no. 'B'** located on the **Second Floor**, having constructed covered area of more or less **835 Sq.ft.**
6. A self contained residential flat being **Flat no. 'C'** located on the **First Floor**, having constructed covered area of more or less **685 Sq.ft.**

7. A self contained residential flat being **Flat no. 'A'** located on the **Second Floor**, having constructed covered area of more or less **875 Sq.ft.**
8. A self contained residential flat being **Flat no. 'D'** located on the **Second Floor**, having constructed covered area of more or less **705 Sq.ft.**
9. A self contained residential flat being **Flat no. 'B'** located on the **Third Floor**, having constructed covered area of more or less **835 Sq.ft.**
10. A self contained residential flat being **Flat no. 'D'** located on the **Third Floor**, having constructed covered area of more or less **705 Sq.ft.**
11. An independent **Shop Room** being **Shop Room no. '3'** located on the **Ground Floor**, having constructed covered area of more or less **160 Sq.ft.**
12. An independent **Shop Room** being **Shop Room no. '4'** located on the **Ground Floor**, having constructed covered area of more or less **160 Sq.ft.** into and out of the proposed multistoried building (G+4), so to be constructed by the Developer firm and they are also entitled to get a sum of **Rs. 28,00,000.00 (Rupees Twenty Eight Lakhs)** Only as non-adjustable/non-refundable Security Deposit Amount in their part in consideration of the Owners allocation and such amount shall be paid by the developer to the land owners in the following manner:
  - i) A sum of Rs. 7,00,000.00 (Rupees Seven Lakhs) Only shall be paid by the developer to the land owners on or before execution and registration of this Development Agreement.

  
*Alokendu Bandyopadhyay*  
Advocate

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ii) And the rest amount i.e. Rs. 21,00,000.00 (Rupees Twenty One Lakhs) only shall be paid by the developer to the land owners after obtaining the Sanction Building Plan from the Municipal Authority.

**Covered Area means = Constructed Covered area of unit + share of Stair Case, lift & Lobby.**

It is pertinent to mention here that after receiving and/or accepting the owners allocation as specified hereinabove and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **40% constructed covered area/ sanction area upon the landed property of the owners hereof** in that event the Developer shall pay the money value for such excess area or Sq.ft. followed by @ **Rs. 2,500.00 (Rupees Two Thousand Five Hundred) Only per Sq.ft. (Constructed Covered Area)** to the Owners and such amount shall be paid by the Developer to the Owners at the time of handover the owners allocation flats & shops and vice-versa.

The Developer shall provide 3 nos. of temporary accommodation to the Land Owners hereof at the cost of Developer during the construction period and continue to pay rent for the said accommodation on behalf of the Land Owners till they are put to possession on the said proposed multistoried building.

It is Pertinent to mention here that if the Developer Firm shall able to construct any additional floor of the said multistoried building with the sanction of competent

authority, such as (G+5) storied building in that event the land owners shall jointly also entitled to get 30% of constructed covered area of the said additional floors i.e. 5th Floor or it's money value @ Rs. 2500/- per sq.ft. of the proposed multistoried building.

Be it mentioned hereto that after receiving the possession of owners allocation as mentioned hereinabove and the entire consideration amount as Owners allocation the Land Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

**ARTICLE-VII**

**PROCEDURE**

1. The Land owners shall execute a Power of Attorney for Development as may be required for the purpose of obtaining sanction of the Plan all necessary permission and sanction from different authorities in connection with the construction of the Building, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money for the Developer's allocated area only.

During continuation of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement. The Developer in no circumstances is entitled to mortgage the schedule mentioned property with any bank or financial institution.



Alokendu Bandyopadhyay  
Advocate

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2. The Land owners shall help to obtain mutation of the property in the name of the developer and/or its nominee or nominees and/or favour of the future flat owners after the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

3. The Land owners have already handover the physical possession of the land with existing structure to the developer and/or their representatives to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

4. The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

5. The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer till the separation or apportionment of the flats in question among all consumers or purchasers.



*Alokendu Bandyopadhyay*  
Advocate

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**ARTICLE - VIII**  
**CONSTRUCTION**

The Land owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfillment of all obligations by the Developer as per this agreement.

**ARTICLE-IX**  
**POSSESSION**

Immediately on execution of these presents the owners shall handover to the Developer the physical possession of the said premises and/or the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the owners and the Developer.

**ARTICLE-X**  
**BUILDING**

(a) The Developer will at its own cost and on the basis of specification as per sanctioned Building Plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner within



*Alokendu Bandyopadhyay*  
*Advocate*

Contd...22

**30 months** from the date of Sanction Building Plan and/or handover of peaceful vacant possession of the subject landed property to the Developer Firm.

(b) The Developer will install and erect in the said Building at their own costs, pumps, water storage over head and underground reservoirs, electrifications, permanent electric connection from the WBSEDCL/C.E.S.C. and until permanent electric connections is obtained, save and except the Security Deposit and service charges for installation on new connection by WBSEDCL/C.E.S.C. in the said Building.

(c) The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developers during the period of construction subject to the sanction of the appropriate authorities after obtaining approval of the land owners.

(d) All costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land owners shall have no liability whatsoever in this context.

  
Alokendu Bandyopadhyay  
Advocate

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**ARTICLE-XIII**

**COMMON RESTRICTIONS**

(a) The transferees and occupiers shall, in any event, not use the allotted area as godown and shall not store inflammable or combustible articles/materials, such as bide skin and kerosene, diesel oil etc. which may cause fire hazard to the said building.

(b) None of the transferees and occupiers shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.


(c) Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

**ARTICLE-XIV**

**LEGAL COMPLIANCE**

(i) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.

(ii) The owners shall be bound to sign and execute such agreement, deeds, documents, papers, writings and forms as may be required by the Developer to be executed in favour of all intending purchasers or actual transferees in respect of Developer's share and claim of the said building in full as aforesaid togetherwith proportionate undivided share or right in the land and to register the same whenever necessary.

  
Alokendu Bandyopadhyay  
Advocate

Contd...25



**ARTICLE - XV**

**OWNERS' INDEMNITY**

The Owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land owners.

**ARTICLE - XVI**

**TITLE DEEDS**

The Land Owners shall keep ready all original documents and the title deed/deeds with them at the time of execution and registration of this Development Agreement and all original documents and title deeds will be handed over to the developer for verification by the loan granting authority for the intending purchaser or purchasers of the proposed building.

**ARTICLE - XVII**

**MISCELLANEOUS**

(a) The Land Owners and the Developers and the Confirming Party herein entered into this agreement purely on contractual basis and nothing contained here in shall be deemed to construe as partnership between the developer and the owners but as joint venture between the parties hereto.

(b) Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land owners if delivery by hand and duly acknowledge and/or sent by prepaid Registered Post with acknowledgment due and shall likewise any notice required to be given by the Land owners shall be



Alokendu Bandyopadhyay

Admocat

Contd.....26

(26)

deemed without prejudice to the owners mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

(c) There is no existing agreement regarding the development and/or the sale of the said premises and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the Confirming hereto do hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.

(d) Each terms of this agreement shall be the consideration for the other terms.

### **ARTICLE-XVIII**

#### **FORCE MAJEURE**

1. Force Majeure is herein defined as:

(a) Any cause which is beyond the control of the Developer.

(b) Natural phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.

(c) Accidents and disruption including but not limited to fires, explosive, breakdown of essential machinery or equipment and power shortage.

(d) Transportation delay due to force majeure or accidents.

2. The Developer and/or Land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owners mutually agree to



Alokendu Bandyopadhyay  
Advocate

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extend time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and the Land Owners.

**ARTICLE-XIX**

**JURISDICTION**

Courts of North 24 Parganas along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties hereto.

**ARTICLE-XX**


**ARBITRATION**

All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

**ARTICLE-XXI**

**GENERAL CONDITIONS**

- (a) All appendices in this agreement are integral parts of this agreement.
- (b) All amendments and/or addition to this agreement are valid only if made in writing and sign by both the parties.

  
Alokendu Bandyopadhyay  
Advocate

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**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and Parcel of land measuring more or less **11 Cottahs 01 Chittaks 23 sq.ft.**, classified as "**BASTU**" togetherwith a one storied residential building measuring more or less 500 Sq.ft. and 300 sq.ft. R.T. Shed standing thereon situates and lying at **Mouza-Sukchar**, J.L. No. 9, Re.Su. 14, Touzi-156, comprised and contained in **R.S. Dag No. 2068/2807**, under R.S. Khatian No. 566, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Municipal Holding No. 52, Dr. Gopal Chatterjee Road, under Ward No. 1, P.O. Sukchar, Kolkata-700115, which is the subject property of this Development Agreement.

**BUTTED AND BOUNDED OF THE  
SUBJECT LANDED PROPERTY**

On the North : House of Tapan Byne & Partly Pond.  
On the South : 25 ft. wide Dr. Gopal Chatterjee Road.  
On the East : Dag No. 2068/2806 & 2068/2807 and partly 12ft. wide common passage.  
On the West : House of Anirban Sarkar & Santi Koley.

**SECOND SCHEDULE ABOVE REFERRED TO  
(OWNER'S ALLOCATION)**

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners conjointly shall be entitled to get the 40% (forty) percent constructed covered area/sanction area of the new proposed building by using its land in commercial purpose




Alokendu Bandyopadhyay  
Advocate

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and such area shall be allotted in each floor of the new building and distributed in front and back side of the proposed building in the following manner:-

The land owners hereof are jointly entitled to get 10 Nos. of self contained residential flat and 2 nos. Shop Rooms such as :

1. A self contained residential flat being **Flat no. 'B'** located on the **First Floor**, having constructed covered area of more or less **750 Sq.ft.**
2. A self contained residential flat being **Flat no. 'D'** located on the **First Floor**, having constructed covered area of more or less **750 Sq.ft.**
3. A self contained residential flat being **Flat no. 'A'** located on the **First Floor**, having constructed covered area of more or less **875 Sq.ft.**
4. A self contained residential flat being **Flat no. 'E'** located on the **Second Floor**, having constructed covered area of more or less **725 Sq.ft.**
5. A self contained residential flat being **Flat no. 'B'** located on the **Second Floor**, having constructed covered area of more or less **835 Sq.ft.**
6. A self contained residential flat being **Flat no. 'C'** located on the **First Floor**, having constructed covered area of more or less **685 Sq.ft.**

  
Alokendu Bandyopadhyay  
Advocate

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7. A self contained residential flat being **Flat no. 'A'** located on the **Second Floor**, having constructed covered area of more or less **875 Sq.ft.**

8. A self contained residential flat being **Flat no. 'D'** located on the **Second Floor**, having constructed covered area of more or less **705 Sq.ft.**

9. A self contained residential flat being **Flat no. 'B'** located on the **Third Floor**, having constructed covered area of more or less **835 Sq.ft.**

10. A self contained residential flat being **Flat no. 'D'** located on the **Third Floor**, having constructed covered area of more or less **705 Sq.ft.**

11. An independent **Shop Room** being **Shop Room no. '3'** located on the **Ground Floor**, having constructed covered area of more or less **160 Sq.ft.**

12. An independent **Shop Room** being **Shop Room no. '4'** located on the **Ground Floor**, having constructed covered area of more or less **160 Sq.ft.** into and out of the proposed multistoried building (G+4), so to be constructed by the Developer firm and they are also entitled to get a sum of **Rs. 28,00,000.00 (Rupees Twenty Eight Lakhs)** Only as non-adjustable/non-refundable Security Deposit Amount in their part in consideration of the Owners allocation and such amount shall be paid by the developer to the land owners in the following manner:

i) A sum of Rs. 7,00,000.00 (Rupees Seven Lakhs) Only shall be paid by the developer to the land owners on or before execution and registration of this Development Agreement.

  
Alokendu Bandyopadhyay  
Advocate

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ii) And the rest amount i.e. Rs. 21,00,000.00 (Rupees Twenty One Lakhs) only shall be paid by the developer to the land owners after obtaining the Sanction Building Plan from the Municipal Authority.

**Covered Area means = Constructed Covered area of unit + share of Stair Case, lift & Lobby.**

It is pertinent to mention here that after receiving and/or accepting the owners allocation as specified hereinabove and after calculation of owner's allocation area if it is found that the Owners will get more than the allocated area as per the ratio of **40% constructed covered area/ sanction area upon the landed property of the owners hereof** in that event the Developer shall pay the money value for such excess area or Sq.ft. followed by @ **Rs. 2,500.00 (Rupees Two Thousand Five Hundred) Only per Sq.ft. (Constructed Covered Area)** to the Owners and such amount shall be paid by the Developer to the Owners at the time of handover the owners allocation flats & shops and vise-versa.

The Developer shall provide 3 nos. of temporary accommodation to the Land Owners hereof at the cost of Developer during the construction period and continue to pay rent for the said accommodation on behalf of the Land Owners till they are put to possession on the said proposed multistoried building.

It is Pertinent to mention here that if the Developer Firm shall able to construct any additional floor of the said multistoried building with the sanction of competent

authority, such as (G+5) storied building in that event the land owners shall jointly also entitled to get 30% of constructed covered area of the said additional floors i.e. 5th Floor or it's money value @ Rs. 2500/- per sq.ft. of the proposed multistoried building.

Be it mentioned hereto that after receiving the possession of owners allocation as mentioned hereinabove and the entire consideration amount as Owners allocation the Land Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION:** shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/ or lease, let out, or in any manner may with the same as the absolute Owner thereof.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Specification of work)**

**NUMBER OF FLOOR** : Ground floor plus upper stories (G+4).

**BUILDING AND WALL** : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

**Internal finish** : Plaster of Paris

**External Finish** : Cement based paint over plaster.





Door Frame : Wooden.

Palla : Flash Door.

Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.

Flooring : All rooms, dining, balcony, floor finished by floor tiles (600mm x 600mm) & Kitchen and toilet floor finished by marble.

Stair & Corridor : Marble floor.

Kitchen : 3ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap.

### ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.



**IN WITNESSES WHEREOF**, the Parties have hereunto put their respective signature on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**in the presence of**

**WITNESSES:**

1. Debashish Ganguly.  
DR. Gopal Chatterjee RD.  
SHKCHAR. KOL-700115.

2. Mrinal Dey  
F-47/3. Sec-II Saltlake  
Koushikmeyer Housing Estate  
KOL-91

Monokumar Paul

Ashraj Pal

Shyamali Guin.

Dipali Paul.

Shree Palan Gosai

Faizul Dey

Mitali Karmakar

**SIGNATURE OF THE LAND OWNERS**

M/S PIONEER DEVELOPER

Subhanjan Biswas  
Partner

**SIGNATURE OF THE DEVELOPER**

**Drafted by:**

Alokendu Bandyopadhyay .  
Adv.

**ALOKENDU BANDYOPADHYAY**  
Advocate

Calcutta High Court, District Judge's Court Barasat,  
Barrackpore Court  
Enl. No.-WB-570/2004

**Laser Setter:**

Preetam Das

**Memo of Consideration**

We, the land owners do hereby Received a sum of **Rs. 7,00,000.00 (Rupees Seven Lakhs)** only from the within named Developer/s as part payment of owners allocation in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
06.12.2022	005452	BOB Rs.	1,00,000.00
06.12.2022	005453	BOB Rs.	1,00,000.00
06.12.2022	005454	BOB Rs.	1,00,000.00
06.12.2022	005456	BOB Rs.	1,00,000.00
06.12.2022	005457	BOB Rs.	1,00,000.00
06.12.2022	005458	BOB Rs.	1,00,000.00
26.04.2023	005460	BOB Rs.	1,00,000.00

**Rs. 7,00,000.00**

**In Word: Rupees Seven Lakhs Only.**

SIGNED AND DELIVERED  
IN PRESENCE OF FOLLOWING

**WITNESSES:**

1. Debashish Ganguly.  
DR. Gopal Chatterjee R.D.  
SUKCHAR. KOL. 700115.
2. Mrinal Dey  
F-47/3. Sec-II. Saltlake  
Kamunayee Housing Estate  
KOL - 91

Monor Kumar Paul  
Binaj Pal  
Shyamali Guin.  
Dipali Paul.  
She Paligkosal  
Pranali Paul  
Mituli Karmakar

**SIGNATURE OF THE LAND OWNERS**

AN OF THE LAND, SITUATED AT MOUZA- SUKCHAR , J.L. No.-9,  
 No:- 14, TOUZI NO.-156, KH. NO.-566, DAG NO.- 2068/ 2807, P.S.- Khardaha,  
 SUKCHAR, WARD NO.-01, HOLDING NO.-52, DR. GOPAL CHATTERJEE ROAD,  
 T.-24 PGS. ( NORTH ), UNDER PANIHATI MUNICIPALITY. KOLKATA-700115.

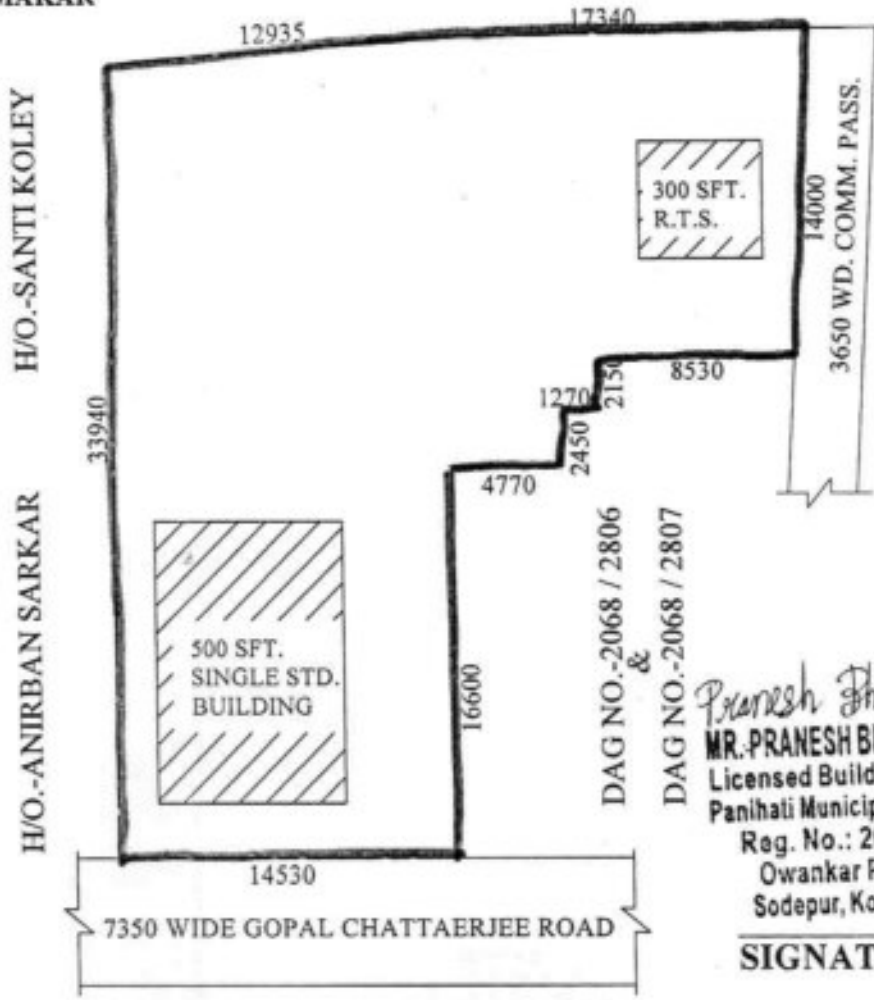
**NAME OF OWNER'S**

**LAND AREA :- 11 KH.-01 CH.-23 SFT. / 742.10 SQM.**

1. MONOJ KR. PAUL
2. DINOJ PAL
3. SHYAMALI GUIN
4. DIPALI PAL
5. SHEFALI GHOSAL
6. BIJALI KUNDU
7. MITALI KARMAKAR

H/O.-TAPAN BYNE

POND

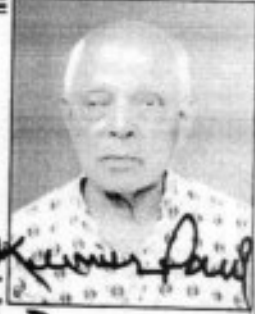


*Pranesh Bhattacharjee*  
**MR. PRANESH BHATTACHARJEE**  
 Licensed Building Surveyor-I  
 Panihati Municipality Authorised  
 Reg. No.: 20031126237  
 Owankar Park, Ghola  
 Sodepur, Kolkata-700 111

**SIGNATURE OF L.B.S.**

SIGNATURE OF OWNER	SITE PLAN	SIGNATURE OF DEVELOPER
<ol style="list-style-type: none"> <li>1. <i>Monoj Kumar Paul</i></li> <li>2. <i>Dinaj Pal</i></li> <li>3. <i>Shyamali Guin.</i></li> <li>4. <i>Dipali Paul.</i></li> <li>5. <i>Shefali Ghosal</i></li> <li>6. <i>Bijali Kundu</i></li> <li>7. <i>Mitali Karmakar</i></li> </ol>	  SCALE-1:200	M/S PIONEER DEVELOPER <i>Devi Nath Das</i> <i>Pranesh Bhattacharjee</i> <i>Tushar Biswas</i> Partner

**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SRI MONOJ KUMAR PAUL**

*Monoj Kumar Paul*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Monoj Kumar Paul*  
-----  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI DINOJ PAL**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Dinaj Pal*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Dinaj Pal*  
-----  
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SMT. SHYAMALI GUIN**

*Shyamali Guin.*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Shyamali Guin.*

SIGNATURE OF THE PRESENTANT



(2) Name : **MISS DIPALI PAL**

*Dipali Pal.*

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Dipali Pal.*

SIGNATURE OF THE PRESENTANT

*All the above fingerprints are of the abovenamed person, and attested by the said person.*

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SMT. SHEFALI GHOSAL**

Shefali Ghosal

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

Shefali Ghosal  
-----  
SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. BIJALI KUNDU**

Bijali Kundu

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

Bijali Kundu  
-----  
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**UNDER RULE 44A OF THE I.R. ACT 1908**



Mitali Karmakar

(1) Name : **SMT. MITALI KARMAKAR**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

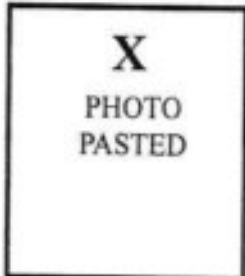
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Mitali Karmakar

SIGNATURE OF THE PRESENTANT

X



(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



**UNDER RULE 44A OF THE I.R. ACT 1908**



(1) Name : **SRI BISWANATH DAS**

*Sri Biswanath Das*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sri Biswanath Das*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ARUN KUMAR JANA**

*Sri Arun Kumar Jana*

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

*Sri Arun Kumar Jana*

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

**UNDER RULE 44A OF THE I.R. ACT 1928**



(1) Name : **SRI SUBHANKAR BISWAS**

*Subhankar Biswas*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Subhankar Biswas*  
 SIGNATURE OF THE PRESENTANT

**X**  
 PHOTO  
 PASTED

**X**

(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB
<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE
<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

**X**

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



170820232017311394

GRIPS Payment Detail

GRIPS Payment ID: 170820232017311394 Payment Init. Date: 17/08/2023 10:30:37  
Total Amount: 26942 No of GRN: 1  
Bank/Gateway: AXIS Bank Payment Mode: Online Payment  
BRN: 327466732 BRN Date: 17/08/2023 10:31:41  
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

Depositor's Name: Alokendu Bandyopadhyay  
Mobile: 9830075574

GRN Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240173113961	Directorate of Registration & Stamp Revenue	26942
<b>Total</b>			<b>26942</b>

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.

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

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



192023240173113961

GRN Details

GRN:	192023240173113961	Payment Mode:	Online Payment
GRN Date:	17/08/2023 10:30:37	Bank/Gateway:	AXIS Bank
BRN :	327466732	BRN Date:	17/08/2023 10:31:41
GRIPS Payment ID:	170820232017311394	Payment Init. Date:	17/08/2023 10:30:37
Payment Status:	Successful	Payment Ref. No:	2002070710/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Alokendu Bandyopadhyay
Address:	76, Central Road, Anandaloke, Sodepur, Kolkata
Mobile:	9830075574
Depositor Status:	Advocate
Query No:	2002070710
Applicant's Name:	Mr Alokendu Bandyopadhyay
Application No.:	2002070710/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	17/08/2023
Period To (dd/mm/yyyy):	17/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002070710/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2002070710/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	7021
		<b>Total</b>		<b>26942</b>

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.

### Major Information of the Deed

Deed No :	I-1524-06101/2023	Date of Registration	17/08/2023
Query No / Year	1524-2002070710/2023	Office where deed is registered	
Query Date	13/08/2023 1:52:59 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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 : 7,00,000/-]		
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 1,45,72,239/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 7,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :









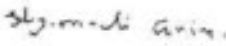
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Dr.Gopal Chatterjee Road, Mouza: Sukhchar, , Ward No: 1, Holding No:52 JI No: 9, Touzi No: 156 Pin Code : 700115



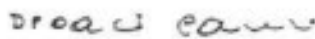








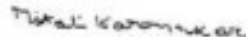
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2068/2807	RS-566	Bastu	Bastu	11 Katha 1 Chatak 23 Sq Ft	77,00,000/-	1,41,53,739/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>18.3058Dec</b>	<b>77,00,000 /-</b>	<b>141,53,739 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2,50,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	300 Sq Ft.	50,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>800 sq ft</b>	<b>3,00,000 /-</b>	<b>4,18,500 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Monoj Kumar Paul (Presentant)</b> Son of Late Ashutosh Paul Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office			
	17/08/2023	LTI 17/08/2023	17/08/2023	
11, Dr. Gopal Chatterjee Road, City:- Panihati, 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.:: AMxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Dinoj Pal</b> Son of Late Ashutosh Paul Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office			
	17/08/2023	LTI 17/08/2023	17/08/2023	
11, Dr. Gopal Chatterjee Road, City:- Panihati, 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.:: CRxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Shyamali Guin</b> Wife of Mr Bijonn Kumar Guin Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office			
	17/08/2023	LTI 17/08/2023	17/08/2023	
Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office				



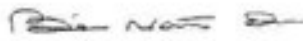



Name	Photo	Finger Print	Signature
<b>Miss Dipali Pal</b> Daughter of Late Ashutosh Paul Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office	 17/08/2023	 LTI 17/08/2023	 17/08/2023
11, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: hgxxxxxx2q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt Shefali Ghosal</b> Wife of Mr Alope Kumar Ghosal Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office	 17/08/2023	 LTI 17/08/2023	 17/08/2023
T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DVxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt Bijali Kundu</b> Wife of Late Alok Kundu Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office	 17/08/2023	 LTI 17/08/2023	 17/08/2023
Vill. Bulchandrapur, Bardhaman, City:- Burdwan, P.O:- Painta, P.S:-Madhabdihi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713427 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Iixxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt Mitali Karmakar</b> Wife of Mr Kali Sankar Karmakar Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office	 17/08/2023	 LTI 17/08/2023	 17/08/2023

T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ddxxxxxx0b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023  
 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Office




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PIONEER DEVELOPER</b> 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



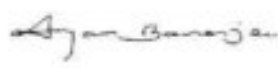
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Biswanath Das</b> Son of Late Narayan Chandra Das Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office			
	Aug 17 2023 3:11PM	LTI 17/08/2023	17/08/2023	
	Kiranalaya, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, 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.:: AFxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Arun Kumar Jana</b> Son of Late Sudhir Kumar Jana Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office			
	Aug 17 2023 3:11PM	LTI 17/08/2023	17/08/2023	
	N.S.D. Ghat Road, City:- Panihati, 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.:: agxxxxxx6g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)			



Name	Photo	Finger Print	Signature
<b>Mr Subhankar Biswas</b> Son of Mr Madhab Chandra Biswas Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office			
	Aug 17 2023 3:12PM	LTI 17/08/2023	17/08/2023
2No., Subhash Nagar, City:- Panihati, 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.:: ALxxxxx8Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayan Banerjee</b> Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	17/08/2023	17/08/2023	17/08/2023
Identifier Of Mr Monoj Kumar Paul, Mr Dinoj Pal, Smt Shyamali Guin, Miss Dipali Pal, Smt Shefali Ghosal, Smt Bijali Kundu, Smt Mitali Karmakar, Mr Biswanath Das, Mr Arun Kumar Jana, Mr Subhankar Biswas			

**Transfer of property for L1**

No	From	To. with area (Name-Area)
	Mr Monoj Kumar Paul	PIONEER DEVELOPER-2.61512 Dec
2	Mr Dinoj Pal	PIONEER DEVELOPER-2.61512 Dec
3	Smt Shyamali Guin	PIONEER DEVELOPER-2.61512 Dec
4	Miss Dipali Pal	PIONEER DEVELOPER-2.61512 Dec
5	Smt Shefali Ghosal	PIONEER DEVELOPER-2.61512 Dec
6	Smt Bijali Kundu	PIONEER DEVELOPER-2.61512 Dec
7	Smt Mitali Karmakar	PIONEER DEVELOPER-2.61512 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Monoj Kumar Paul	PIONEER DEVELOPER-71.42857100 Sq Ft
2	Mr Dinoj Pal	PIONEER DEVELOPER-71.42857100 Sq Ft
3	Smt Shyamali Guin	PIONEER DEVELOPER-71.42857100 Sq Ft
4	Miss Dipali Pal	PIONEER DEVELOPER-71.42857100 Sq Ft
5	Smt Shefali Ghosal	PIONEER DEVELOPER-71.42857100 Sq Ft
6	Smt Bijali Kundu	PIONEER DEVELOPER-71.42857100 Sq Ft
7	Smt Mitali Karmakar	PIONEER DEVELOPER-71.42857100 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Mr Monoj Kumar Paul	PIONEER DEVELOPER-42.85714300 Sq Ft
2	Mr Dinoj Pal	PIONEER DEVELOPER-42.85714300 Sq Ft
3	Smt Shyamali Guin	PIONEER DEVELOPER-42.85714300 Sq Ft
4	Miss Dipali Pal	PIONEER DEVELOPER-42.85714300 Sq Ft
5	Smt Shefali Ghosal	PIONEER DEVELOPER-42.85714300 Sq Ft
6	Smt Bijali Kundu	PIONEER DEVELOPER-42.85714300 Sq Ft
7	Smt Mitali Karmakar	PIONEER DEVELOPER-42.85714300 Sq Ft

On 17-08-2023

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

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

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

Presented for registration at 14:00 hrs on 17-08-2023, at the Office of the A.D.S.R. SODEPUR by Mr Monoj Kumar Paul , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,45,72,239/-

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

Execution is admitted on 17/08/2023 by 1. Mr Monoj Kumar Paul, Son of Late Ashutosh Paul, 11, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 2. Mr Dinoj Pal, Son of Late Ashutosh Paul, 11, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 3. Smt Shyamali Guin, Wife of Mr Bijonn Kumar Guin, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 4. Miss Dipali Pal, Daughter of Late Ashutosh Paul, 11, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Others, 5. Smt Shefali Ghosal, Wife of Mr Aloke Kumar Ghosal, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 6. Smt Bijali Kundu, Wife of Late Alok Kundu, Vill. Bulchandrapur, Bardhaman, P.O: Painta, Thana: Madhabdih, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713427, by caste Hindu, by Profession House wife, 7. Smt Mitali Karmakar, Wife of Mr Kali Sankar Karmakar, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-08-2023 by Mr Arun Kumar Jana, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 17-08-2023 by Mr Subhankar Biswas, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 17-08-2023 by Mr Biswanath Das, Partner, PIONEER DEVELOPER (Partnership Firm), 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,021.00/- ( B = Rs 7,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 10:31AM with Govt. Ref. No: 192023240173113961 on 17-08-2023, Amount Rs: 7,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327466732 on 17-08-2023, Head of Account 0030-03-104-001-16

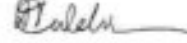
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4570, Amount: Rs.100.00/-, Date of Purchase: 20/07/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2023 10:31AM with Govt. Ref. No: 192023240173113961 on 17-08-2023, Amount Rs: 19,921/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 327466732 on 17-08-2023, Head of Account 0030-02-103-003-02



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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 204725 to 204780

being No 152406101 for the year 2023.



Digitally signed by DEBJANI HALDER  
Date: 2023.08.24 17:33:34 +05:30  
Reason: Digital Signing of Deed.

*Debjani Halder*

(Debjani Halder) 2023/08/24 05:33:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)