

5917

I-05660/2018

2



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 267123

3  
27.9.18  
D-C-1506637/18

Not to be used as an instrument /  
limited to registration. To  
signature sheet / sheets & the  
endorsement sheet / sheets  
linked with this document  
on the back of this document

Additional District Sub-Registrar  
Sodepur, North 24-Parganas

**DEVELOPMENT AGREEMENT** 7 SEP 2018

THIS INDENTURE made on this 27<sup>TH</sup> day of September  
2018 (TWO THOUSAND AND EIGHTEEN)

Handwritten initials and date: 27/9/18

**BETWEEN**

**1. A. SRI BISWAJIT BANERJEE PAN :- AHVPB7455J**

*Son of Sri Abanidhan Banerjee,  
by faith –Hindu, Nationality –Indian,  
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24  
Parganas, Kolkata-700118,*

**B. SURAJIT BANERJEE- PAN - AZVVPB6774A**

*Son of Late MURARIDHAN BANERJEE,  
Both are, by faith –Hindu, Nationality –Indian,  
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North  
24 Parganas, Kolkata-700118,*

**C. i. KAMALA BANERJEE - PAN - AOAPB5360C**

*Wife of Late ANANDADHAN BANERJEE,*

**ii. JHUMUR CHATTERJEE - PAN - AZOPC1252H**

*Wife of- Kuntal Chatterjee*

*Daughter of Late ANANDADHAN BANERJEE,*

**iii. SWAGATA MUKHERJEE - PAN - BUFPM7182R**

*Wife of- Arnab Mukherjee*

*Daughter of Late ANANDADHAN BANERJEE,*

*All are are, by faith –Hindu, Nationality –Indian,  
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24  
Parganas, Kolkata-700118,*

**D. SRI AMIYADHAN BANERJEE PAN :- ACZPB7751Q**

*Son of late Haridhan Banerjee,  
by faith –Hindu, Nationality –Indian,  
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24  
Parganas, Kolkata-700118,*

**E. SRI KRISHNADHAN BANERJEE PAN :- AGPPB1173L**

*Son of late Haridhan Banerjee,*

by faith –Hindu, Nationality –Indian,  
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24  
Parganas, Kolkata-700118,

herein after referred as **LAND OWNERS** ( Which term or expression  
shall unless excluded by or repugnant to the context be deemed to  
include his /her/their respective heirs, executors, administrator,  
representative and assigns) of the **FIRST PARTY**.

**AND**

**PIONEER ASSOCIATES**, a Partnership Firm under Indian  
Partnership Act, having its registered office at 12/A/1/35, Shreyasi  
Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North  
24 Parganas, **PAN NO. AAMFP7725R**;

Represented by the following Partners, namely,

(1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das,  
residing at – 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata –  
117, **PAN ADSPD7299P**

(2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das ,  
residing at – "Kironalay", Sasadhar Tarafder Road, P.O.  
Sukchar, P.S. Khardah, Kolkata – 115, **PAN AGAPD0725H**

Hereinafter referred as the "**DEVELOPER**" (which expression shall  
unless excluded by or repugnant to the context be deemed to include his /  
her /their heirs, successors, executors, legal representatives,  
administrators, and assigns etc.) the party of the **SECOND PARTY** or  
**OTHER PART**.

**WHEREAS** One Smt. Sukhadamoyee debi got the land admeasuring  
about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water  
pond, be the same or little more or less purchased from Smt. Prafulla  
Nalini Debi by deed no.1-126 in the year 1922 lying and situate at  
Mouza- Rahara, P.S – khardah, ADSRO Barrackpore in the Dist – 24  
Parganas by dint of purchase of Bengali Kobala dated 08/01/1922  
which was registered at Sub-Registrar Barrackpore and recorded in

Book no – 1, Volume No. 05, Pages from 25 to 27, being no – 126 for the year – 1922 and the dint of purchase she become the absolute owner.

AND WHEREAS, said Sukhadamoyee debi while were in possession she decided to sale that property to one Sri Satya Charan Dey, accordingly on 19/05/1922 . By executed a Deed of Sale in Bengali in the form of Saf Bikroy Kobala wherein said Sukhadamoyee debi mentioned as Doner, and the said Sri Satya Charan Dey as Donee and said Deed was Registered in the office of ADSR, Barrackpore, 24 Parganas, and recorded in being Deed no I-945 for the year 1922 and by dint of that Sale Deed the said Sri Satya Charan Dey have got the land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, and became Owner which was registered at Sub-Registrar Barrackpore and recorded in Book no – 1, Volume No. 12, Pages from 151 to 154, being no – 945 for the year – 1922 and the dint of purchase he become the absolute owner.

AND WHEREAS, on 07/04/1925 said Sri Satya Charan Dey sold , transferred and conveyed that land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, in favour of Surendra Nath Bandyopadhyay son of late Khetra Chandra Bandyopadhyay, which was registered in the office of ADSR Barrackpore and recorded in being Deed no I-488 for the year 1925 and by dint of purchase said Surendra Nath Bandyopadhyay became the absolute owner of the aforesaid property of Mouza- Rahara.

AND WHEREAS, the said Surendra Nath Bandyopadhyay died intestate leaving behind his son Sri Haridhan Bandyopadhyay and daughter Pankajini debi alias Mukherjee. The said Surendra Nath Bandyopadhyay Died on the Year 1958.

AND WHEREAS, the Said Pankajini Mukherjee Died on 16/12/1985 and her husband Satish Chandra Mukherjee died before her demise on 18/07/1962. After their demise no one except the Haridhan

*Bandyopadhyay or his legal heirs have the right to claim and represent their selves as the legal representative of the said Pankajini Mukherjee.*

*After the sad demise of Haridhan Bandyopadhyay on 27/11/1986, his wife Pramila Banerjee died on- 19/02/1998, leaving behind their 6 sons and 4 daughters as their legal representatives or heirs to inherit the aforesaid property jointly.*

*AND WHEREAS, the Owner Haridhan Bandyopadhyay thereafter executed his right, title & interest over the aforesaid property, and mutated the entire property in the name of the himself, at the office of the Khardah Municipality and obtained the Holding No. 30/4, CHOWDHURY PARA ROAD, from the Authority. The said property is measuring about more or less 9 Cottahs 00 Chittaks 00 Sq Ft. Bastu Land, together with structure lying thereon along with the share and ownership of other property thereon.*

*AND WHEREAS, the said, Haridhan Bandyopadhyay, and his wife Pramila Banerjee , died intestate leaving behind their four daughters namely,*

- 1. SABITA MUKHERJEE ,*
- 2. NAMITA CHATTERJEE*
- 3. AMITA CHATTERJEE,*
- 4. SUMITA CHATTERJEE .*

*And Six sons, namely,*

- 1. ABANIDHAN BANERJEE ,*
- 2. MURARIDHAN BANERJEE,*
- 3. KISHORIDHAN BANERJEE,*
- 4. ANANDADHAN BANERJEE*
- 5. AMIYADHAN BANERJEE*
- 6. KRISHNADHAN BANERJEE*

*to inherit jointly over their above mentioned property as per Hindu Succession Act. And after the sad demise of said Lt. Haridhan Bandyopadhyay, his daughters and sons all are the above named became*



*the owners of that aforesaid property jointly, with undivided 1/10<sup>th</sup> share each within that said property.*

*WHEREAS the said ANANDADHAN BANERJEE died on 13/01/1995 and died intestate, leaving behind his wife and two married daughters. After the Demise of said ANANDADHAN BANERJEE, his wife SMT. KAMALA BANERJEE and two married daughters JHUMUR CHATTERJEE and SWAGATA MUKHERJEE are jointly inherited his 1/9<sup>th</sup> undivided share of the aforesaid property he left behind as per Hindu Succession Act.*

*WHEREAS the said AMITA CHATTERJEE died on 20/10/2011 and died intestate, leaving behind her husband, one son and one daughter. After the Demise of said AMITA CHATTERJEE, her husband, son and daughter jointly inherited her 1/9<sup>th</sup> undivided share of the aforesaid property she left behind as per Hindu Succession Act.*

*WHEREAS the said MURARIDHAN BANERJEE died on 28/02/2014 and died intestate, leaving behind his wife and one son. After the Demise of said MURARIDHAN BANERJEE, his wife also Died on-02/06/2018 and thereafter their only Son as well as their Legal Heir, SRI SURAJIT BANERJEE was inherited his 1/9<sup>th</sup> undivided share of the aforesaid property he left behind as per Hindu Succession Act.*

*AND WHEREAS, the said, Haridhan Bandyopadhyay, died on 27/11/1986 and his wife Pramila Banerjee , died on 19/02/1998. After their sad demise their daughters and sons or their Legal Heirs (in Case of deceased persons) are jointly inherited over their property jointly and holding the right of 1/10<sup>th</sup> undivided shares each as joint owner. The owners are absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to the land measuring more or less 9 Cottahs Bastu Land, together with structure lying thereon situate and lying at and being Ward No. 10 (old-4), Holding No. 30/4, CHOWDHURY PARA ROAD, P.O. Rahara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700118, Which is particularly mentioned and described in the*

*First schedule below and hereinafter called, and referred to as the SAID PROPERTY.*

*WHEREAS the said KISHORIDHAN BANERJEE died on 23/02/2009 and died unmarried. After the Demise of said KISHORIDHAN BANERJEE, his 4 sisters and 5 brothers or their legal heirs jointly inherited his 1/10<sup>th</sup> undivided share of the aforesaid property he left behind as per Hindu Succession Act.*

*AND WHEREAS the legal heirs of, KISHORIDHAN BANERJEE, his all brothers and sisters with their legal representative or legal heirs now jointly inherited with full legal right, title & interest over the undivided specific share of the aforesaid property, that means. 1/10<sup>th</sup> undivided share of the aforesaid property of Lt. KISHORIDHAN BANERJEE left behind. Then the aforesaid brothers and sisters or their legal heirs inherited as the Owner of 1/9<sup>th</sup> undivided share of the aforesaid property, each.*

*AND WHEREAS The daughters or Legal heirs of the deceased Daughters of Lt. Haridhan Bandyopadhyay are Decided to Transfer their undivided 1/9<sup>th</sup> share each from the total aforesaid joint undivided property through individual Gift Deed or Deed of Conveyance to or in the name of the Sons or Legal Heirs of the deceased Sons of Lt. Haridhan Bandyopadhyay, jointly.*

*The aforesaid Gift or Deed of Conveyance are made by the Daughters/ Legal Heirs of Deceased Daughter in favour of the Sons or Legal Heirs of the Deceased Sons Of Lt. Haridhan Bandyopadhyay, i.e. from Sisters to Brothers or their Legal heirs (in case of the Deceased Brothers) through Three separate Gift Deeds and One Deed of Conveyance duly Registered before the A.D.S.R. Sodepur, paying the proper Stamp Duty and Registration Fees accordingly.*

- i) On 04/05/2018 said SABITA MUKHERJEE Gifted, transferred her undivided 1/9<sup>th</sup> share of the Total Property, in favour of her Brothers and Legal Heirs of her deceased*



- brothers , which was registered in the office of ADSR Sodepur and recorded in being Deed no I-152402576 for the year 2018.
- ii) On 04/05/2018 By the Legal Heirs of Late AMITA CHATTERJEE Gifted, transferred her undivided 1/9<sup>th</sup> share of the Total Property, in favour of the Brothers and Legal Heirs of her deceased brothers of the said Lt. AMITA CHATTERJEE, which was registered in the office of ADSR Sodepur and recorded in being Deed no I-152402575 for the year 2018.
- iii) On 19/06/2018 said NAMITA CHATTERJEE, Sold, transferred her undivided 1/9<sup>th</sup> share of the Total Property, through her Constituted Attorney, in favour of her Brothers and Legal Heirs of her deceased brothers, which was registered in the office of ADSR Sodepur and recorded in being Deed no I-152403565 for the year 2018.
- iv) On 19/06/2018 said SUMITA CHATTERJEE Gifted, transferred her undivided 1/9<sup>th</sup> share of the Total Property, in favour of her Brothers and Legal Heirs of her deceased brothers , which was registered in the office of ADSR Sodepur and recorded in being Deed no I-152403564 for the year 2018.

*AND WHEREAS* after the aforesaid gift deeds and One Deed of Conveyance, executed by the daughters of Lt. haridhan bandyopadhyay, their joint undivided shares in the aforesaid property was transferred to the sons or legal heirs of the deceased sons of Lt. haridhan bandyopadhyay. After the above mentioned Gift Deeds and Deed of Conveyance, the entire property is under absolute control and possessions of the Five Sons or Sons and Legal Heirs of Deceased Sons of Lt. Haridhan Bandyopadhyay, Jointly. That means the each sons of Lt. Haridhan Bandyopadhyay have absolute right, title and interest over the 1/5<sup>th</sup> undivided share of the aforesaid Total Property.

*AND WHEREAS* That after the aforesaid Transfers by way of Gift or Conveyance, the each son or Legal Heirs of deceased son of Late



*Haridhan Bandyopadhyay is the undisputed and Joint Legal Owners of the undivided 1/5<sup>th</sup> share over the aforesaid total property. And after that On 19/06/2018 said SRI ABANIDHAN BANERJEE, Gifted, transferred his undivided 1/5<sup>th</sup> share of the Total Property, in favour of his son, SRI BISWAJIT BANERJEE, which was registered in the office of ADSR Sodepur and recorded in being Deed no I-152403569 for the year 2018.*

*AND WHEREAS by way of Deed of Gift, Deed of Conveyance and by way of inheritance the said 1. SRI BISWAJIT BANERJEE (Son of SRI ABANIDHAN BANERJEE), 2. SRI SURAJIT BANERJEE (Legal Heir of Lt. MURARIDHAN BANERJEE), 3. A. SMT KAMALA BANERJEE, B. SMT JHUMUR CHATTERJEE ,C. SMT SWAGATA MUKHERJEE (Legal Heirs of Lt. ANANDADHAN BANERJEE), 4. SRI AMIYADHAN BANERJEE (Son of Lt. HARIDHAN BANDYOPADHYAY), 5. SRI KRISHNADHAN BANERJEE (Son of Lt. HARIDHAN BANDYOPADHYAY); jointly acquired the total land measuring 9 Cottahs of Bastu land be a little more or less, and house property admeasuring 5478 Sq. Ft. Pucca structure including Thakur Dalan and adjacent rooms be a little more or less therein. And jointly mutated their names in the local Municipality and other Govt. Authority and had been enjoying the same jointly with absolute right, title and interest without any interruption from any corner and the said property is free from all encumbrances and they have full right to transfer the same.*

*AND WHEREAS the owners herein do herby indemnify that they are now physically, lawfully absolutely seized, possessed and hold the land measuring more or less 8 Cotthas 01 Chittaks 31 Sq.Ft. with the existing construction thereon, situate and lying at and being 30/4, CHOWDHURY PARA ROAD, Ward No. 10 (old-4), P.O. Rahara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700118, Which is particularly mentioned and described in the First schedule below and hereinafter called, and referred to as the SAID PROPERTY.*

*The Said Property is lying and situated at, Mouza –Rahara, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1009, & L.R.*



*Dag No.2369 under R.S. khatian No- 1041 & corresponding L.R. Khatian No- 3593, within P.S. Khardah, District- North 24 Parganas.*

AND WHEREAS, *the present land owners being the absolute owner by dint of Deed of Gift, Deed of Conveyance and by way of inheritance, the land admeasuring about 9 Cotthas 00 Chittaks 00 Sq.Ft. be the same or little more or less and in physically the land admeasuring about 8 Cotthas 01 Chittaks 31 Sq.Ft. be the same or little more or less which is lying and situate at Mouza –Rahara, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1009, & L.R. Dag No.2369 under R.S. khatian No- 1041 & corresponding L.R. Khatian No- 3593, P.S. Khardah , ADSRO - Sodepur ( formerly Barrackpore) under Khardah Municipality , ward no - 10 (old-4), Holding no- 30/4, CHOWDHURY PARA ROAD, Dist- North 24 Parganas and thus seized and possessed otherwise well sufficiently as owners by mutated their name in the office of Khardah Municipality and pay the Rent & taxes regularly.*

AND WHEREAS, *the owners have decided to developed the said property by erecting multi-storied building consisting of several flats, Spaces and garages but due to lack of funds, approached the developer to undertake the Development of the aforesaid land, to which the developer has agreed on the following terms and conditions.*

*The Said Owners are now desirous to constructed the development work upon the land measuring more or less 8 Cotthas 01 Chittaks 31 Sq.Ft. out of their above seized and possessed land admeasuring about 9 Cotthas 00 Chittaks 00 Sq.Ft. be the same or little, more or less, which is clearly stated and described in the First Schedule hereunder written and for the sake of brevity herein after called and referred as the "SAID PREMISES".*

NOW THIS INDENTURE WITNESSETH *and it is mutually agreed upon by and between the parties as follows:-*

ARTICLE – I : DEFINATIONS:-

1. OWNERS : Owners' shall mean:

SRI BISWAJIT BANERJEE PAN :- AHVPB7455J

*Son of Sri Abanidhan Banerjee,  
By faith –Hindu, Nationality –Indian, residing at Chowdhurypara,  
Rahara, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700118,*

**SURAJIT BANERJEE- PAN - AZWPB6774A**

*Son of Late Muraridhan Banerjee,  
By faith –Hindu, Nationality –Indian, residing at Chowdhurypara,  
Rahara, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700118,*

**i. KAMALA BANERJEE - PAN - AOAPB5360C**

*Wife of Late Anandadhan Banerjee,*

**ii. JHUMUR CHATTERJEE - PAN - AZOPC1252H**

*Wife of- Kuntal Chatterjee; Daughter of Late Anandadhan  
Banerjee,*

**iii. SWAGATA MUKHERJEE - PAN - BUFPM7182R**

*Wife of- Arnab Mukherjee; Daughter of Late Anandadhan  
Banerjee,*

*All are are, by faith –Hindu, Nationality –Indian, residing at  
Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24 Parganas,  
Kolkata-700118,*

**SRI AMIYADHAN BANERJEE PAN :- ACZPB7751Q**

*Son of late Haridhan Banerjee,*

*By faith –Hindu, Nationality –Indian, residing at Chowdhurypara,  
Rahara, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700118,*

**SRI KRISHNADHAN BANERJEE PAN :- AGPPB1173L**

*Son of late Haridhan Banerjee,*

*By faith –Hindu, Nationality –Indian, residing at Chowdhurypara,  
Rahara, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700118,*

*The first party herein and his/her/their legal heirs, executors,  
administrators, successors and legal representatives.*

2. **DEVELOPER** : Developer shall mean **M/S. PIONEER ASSOCIATES**, a Partnership firm having its principal place of business at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, Represented by its Partners,  
**SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das ,  
**SRI GOPAL DAS**, son of Late Narayan Chandra Das ,  
the second party herein and its executors, administrators, successors in- office and legal representatives.
3. **PREMISES** : **PREMISES** or **PROPERTY** shall mean the entire area of land together with structure lying thereon admeasuring about 8 Cotthas 01 Chittaks 31 Sq.Ft. be the same or little more or less, which is presently and physically lying and situate at Mouza -Rahara, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1009, & L.R. Dag No.2369 under R.S. khatian No-1041 & corresponding L.R. Khatian No- 3593, P.S. Khardah, ADSRO - Sodepur ( formerly Barrackpore) under Khardah Municipality ; ward no -10 (old-4), Holding no- 30/4, Chowdhury Para Road, Dist- North 24 Parganas, which is morefully and particularly mentioned and described in the First Schedule hereunder written.
4. **BUILDING** : **BUILDING** shall mean a multi-storied (G+4) residential building or buildings to be constructed on the said premises as per sanctioned Building Plan which is to be sanctioned by the Khardah Municipality.
5. **COMMON FACILITIES AND AMENITIES**: **COMMON FACILITIES AND AMENITIES** shall include corridor, stair-case, passages, ways, common landings and common lobbies, drive-



ways, pump room, underground water reservoir, overhead water tank water pump & motor & common electric meter room, ultimate floor of the said building (for the flat owners common use only) & other facilities which may be mutually agreed upon by and between the parties & as required for the purpose of establishment, location, enjoyment, provisions, maintenance and/or management of the said residential complex.

6. **SALEABLE SPACE:** *SALEABLE SPACE shall mean flats and spaces in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.*
  
7. **OWNERS ALLOCATION :-** *Owners shall entitled to get 40% of Constructed area including Staircase and Corridors of the Said Building to be Constructed.*
  1. *Owners are entitled to get*
    - i) *One Flat being no – D, South-East facing on the 2<sup>nd</sup> floor measuring 965 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
    - ii) *One Flat being no – A, North-West facing on the 3<sup>rd</sup> floor measuring 748 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*



- iii) *One Flat being no – E, South - West facing on the 2<sup>ND</sup> floor measuring 748 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- iv) *One Flat being no – F, West - South facing on the 3<sup>rd</sup> floor measuring 738 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- v) *One Flat being no – D, South -East facing on the 1<sup>st</sup> floor measuring 965 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- vi) *One Flat being no – D, South -East facing on the 3<sup>rd</sup> floor measuring 965 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- vii) *One Flat being no – A, North - West facing on the Ground floor measuring 748 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities*



- with the right to use thereof in the said premises upon construction of the said building.*
- viii) *One Flat being no – C, East facing on the 1<sup>st</sup> floor measuring 575 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- ix) *One Flat being no – C, East facing on the 2<sup>nd</sup> floor measuring 575 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- x) *One Flat being no – E, South - West facing on the ground floor measuring 465 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- xi) *And another 'Mandir' With adjacent room and kitchen, on the Ground floor measuring 382 Sq.ft. more or less Constructed area with the undivided proportionate right, title, interest, in the underneath' land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
2. *The Developer will pay to the owners an amount of Rs. 8,00,000.00/- (Eight Lakhs), before or at the time of registration of Development agreement, as and when required by the Owners' herein.*

3. It is also agreed by and between the parties hereto if any excess area leads to consider for Owners' Allocation comprising with above Flats followed by 40% of the Said Building then Owners shall pay consideration amount @ Rs. 2400/- Rupees Two Thousand and Four Hundred only on per Sq.Ft. upon the such excess area to the Developer AND SIMILARLY the Developer also pay the same consideration amount to the Owners upon the remaining areas whatsoever shall due followed by 40% of the Said Building after delivery of possession of the above Flats and Mandir to the Owners.

And also provided good habitable rental accommodation or to pay Rs. 6000/- per month as rent for the Shifted Families from the SAID PROPERTY and if the developer fail to handed over the owner's allocation within stipulated period then the process of payment of rent will be continued.

8. DEVELOPER'S ALLOCATION : The Second Party shall obtain and or entire to get the following property as consideration for investment the entire cost and expenses of the proposed building (hereinafter referred to as the Developers' Allocation), that means the Developers' should obtain all remaining areas with the constructed areas except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with roof right.

The Developers shall have the right to demolish the existing structure and will get the sales proceeds of the materials.

9. ARCHITECT mean such qualified Architect/ Architects who being appointed by the Developers shall design and plan the building on the said premises and obtain the required sanction for construction of such building from the appropriate authorities.



10. BUILDING PLAN means such plan to be prepared by the Architect for the construction of the building and to be sanctioned by the Khardah Municipality.

11. TRANSFEEE Shall mean the person, firm, limited company, association or persons to whom any space in the building has been transferred.

12. WORD IMPARTING Singular shall include plural vice versa;

13. WORD IMPARTING the masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine & neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders;

#### ARTICLES – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement.

#### ARTICLES – III , OWNERS REPRESENTATIONS

1. The owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT land measuring about 8 Cotthas 01 Chittaks 31 Sq.Ft. be the same or little more or less, together with house property admeasuring 5478 Sq. Ft. Pucca structure including Thakur Dalan and adjacent rooms be a little more or less therein which is lying and situate at Mouza –Rahara, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1009, & L.R. Dag No.2369 under R.S. khatian No- 1041 & corresponding L.R. Khatian No- 3593, P.S. Khardah , ADSRO - Sodepur( formerly Barrackpore) under khardah Municipality, ward no - 10 (old-4), Holding no- 30/4, Chowdhury Para Road, Dist- 24 Parganas , the said premises free from all encumbrances, attachment and lines whatsoever.

2. The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

#### ARTICLES – IV, DEVELOPER'S RIGHT

1. The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various size of flats in order to sale the said flats to the member of the public for their residential purpose by entering into agreements for sale / or transfer and / or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.
2. The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the Khardah Municipality in the name of the Owner at costs of developer and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the developer made any addition or alteration & deviation of building plan in that case, the Developer shall bear additional cost /expenses, penalties for deviation, as imposed by the municipal authority and if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right , title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sale the flat of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.



4. That the Developer shall have right to collect finance from its/their own and /or from the market without creating any charge or mortgage of the schedule Premises and have right to take partner /partners as its/their own choice in that event the land owners shall not raise any objection in that regards. But under any circumstances the Developers' will also undertake to indemnify the Owners and their allocations/provisions written herein above or after.

#### **ARTICLES – V, APPARENT CONSIDERATION**

1. In consideration of the owners having agreed to permit the developer to sale the flats of the said premises and construct, erect and complete the building at the said premises the developer agrees :-

a) At their own costs shall obtain all necessary permission and / or approvals and/or consent.

b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner's allocation in the building at the said premises.

c) To bear all costs charges and expenses for the construction of the building at the said premises.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the premises.

#### **ARTICLES VI. OWNERS ALLOCATION.**

Owners Allocation:- as mentioned in ARTICLE 1; Clause-7,

#### **ARTICLES VII. DEVELOPERS ALLOCATION.**

1. In consideration of the above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for Owner's allocation and the developer shall be entitled to enter into

*agreement for sale and transfer its own name with any transferees for their residential purpose by entering into agreements for sale / or transfer and / or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment.*

2. *The Developers' Allocation shall be entitled except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with roof right.*

#### **ARTICLE " VIII " : PERIOD OF COMPLETION**

- 8.1. *That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder.*
- 8.2. *That the developers shall dismantle or demolish all the existing structures standing on the Schedule Property at their own costs and arrangements after delivery of possession by the Owner to the Developer after the shifting of the existing residents of the building, the developers will sanction the building plan from the competent authority and complete the said project within 24 (Twenty Four) months from the date of commencement of work i.e. from the date of getting the clear land area after demolishing the existing structures thereon at their own costs and expenses.*

#### **ARTICLE IX. CONSTRUCTION**

*The Developer shall be solely and exclusively responsible for construction of the said building at its own costs;*



**ARTICLE X. SPACE ALLOCATIONS**

1. *After completion of the building the Developer's portion shall belong to the Developer along with undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building shall exclusively belong to the Developer;*
2. *The Developer shall be exclusively entitled to the entire portion of the Developer in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and owner shall not in any way to interfere with or disturb the quite and peaceful possession of the Developer;*

**ARTICLE XI. BUILDING**

1. *Subject of construct, erect and complete the building and common facilities and amenities at the said premises the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto; Such construction of the Building shall completed entirely by the Developer within 24 months from the date of starting of construction subject to enhancement of further six month.*
2. *The Developer shall erect the building at its own costs as per specification and drawings provided by the architect, Pump, tube-well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided by the Developer and other facilities as are required to be provided as residential building self contained apartment and constructed spaces;*
3. *The Developer shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to*



- similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building.*
- 4. The Developer at its own cost and expenses and without creating any financial or other liability on the owners construct and complete the building and various units and/ or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be the Developer with the consent of the Owner in writings;*
  - 5. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the owner shall have no liability in the context;*
  - 6. The Developer shall provide at its own cost of electricity wiring, water pipeline, sewerage connection in portion of the owner's allocation;*

#### **ARTICLE XII. COMMON FACILITIES**

- 1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the owner till as provided hereafter;*
- 2. As soon as the building is completed and the electricity wiring sewerage line and water pipelines are ready up to the portion of the owner's allocation and the Owners' Allocation are completely ready to stay, the Developer shall give written notice to the owner requesting to take possession of the owner's allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 45(Forty Five) days from the date of service of such notice and at all times thereafter the owner shall be responsible for payment of all municipal and property taxes, dues duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity*



- referred to as the said rates) payable in respect of the Owner's allocation.
3. The Developer shall punctually and regularly pay the rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the owner and the Developer and both the parties shall keep each other indemnified against all claims actions demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owner or the Developer in this behalf;
  4. As and up to the date of completion of the Developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time;

#### **ARTICLE XIII. LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings which may arises in respect of the Constructional work of Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Developer. The owner hereby undertakes to do all such acts deeds, matters and other things that may be reasonably required to be done in the matter.
2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledgement due to the residence of the owner shall likewise be



- deemed to have been served on the Developer if delivered by hand or sent by pre-paid registered post to the office of the Developer.*
- 3. Both the Developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the owner hereof and the owner hereby agree to abide by all the rules and regulations; and as such management society/ association/ holdings organization do hereby give their consent to abide by the same.*
  - 4. The name of the building shall be Negotiable.*
  - 5. Nothing in these present shall be construed as a demise or assignment or conveyance in the Law by the owner of the premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof other than an exclusive license to Developer to commercially exploit the same in the terms thereof provided. However the Developer shall be entitled to borrow money from any bank without creating any financial liability of the Owner or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the owners or any of their estate shall be responsible and/ or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the Owners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.*
  - 6. As and from date of completion of the building the Developer and/or its transferees and the Owner and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.*
  - 7. There is no existing agreement regarding the lease or sale or any type of written statements of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the owner agrees to indemnified and keep indemnified the Developer against any or all claims made by any third party in respect of the Said Premises. Similarly in carrying out the said Development work and/or construction of the new building the Developer shall keep the Owner*





*indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical defect of the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.*

8. *The Owner undertakes and agrees to execute and register all conveyance and transfer in favour of persons with whom the Developer will enter into agreement as and when required by the Developer.*

#### **ARTICLE XIV. FORCE MAJURE**

1. *The Developer shall not considered to be any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the durations of the force majeure.*
2. *Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, which are beyond control of the Developer.*

#### **ARTICLE XV : ARBITRATION**

*If any time any dispute shall raise between the parties hereto regarding the construction of interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall referred to the arbitration, in case the parties agree to the case otherwise two Arbitrators, one to be appointed by each the parties in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or THE ARBITRATION AND CONCILIATION (AMENDMENT) ACT, 2015 or any statutory modification there under in force.*

#### **ARTICLE XVI : JURISDICTION**

*District Court of Barasat alone have jurisdiction to enter by their actions, title proceeding arising out of this agreement.*



**AND THE PARTIES HEREIN ARE JOINTLY AGREED FOR DOING THE FOLLOWINGS FOR THE BENEFIT OF EARLY COMMENCEMENT OF THE PROJECT;**

**SUCH AS-**

1. *The Owners' herein are jointly agreed for doing the followings-*
  - A. *To sign and file any relevant papers relating to the said property, proposed plan/s, additional and or extended plan relating with the said land for obtaining sanctioned plan, also take necessary steps for amalgamation the adjacent plots/holdings.*
  - B. *And also to sign and file any documents before any competent Authority, office/s Police station, W.B.S.E.D.C.L. and to receive and prepare the necessary letter for development and construction purpose.*
2. *The Developers' herein are jointly agreed for doing the followings-*
  - A. *To enter any agreement for sale and or any testamentary documents with any purchasers and to receive any amount as earnest money and to received full consideration amount And to issue valid receipt for the same only for the Developers' allocation.*
  - B. *To sign and execute any deed of conveyance or conveyances and any Instrument and to register the same before any Registrar Office or Offices in favour of any intending purchaser or purchasers in respect of the Developers' allocation only.*
  - C. *To advertise any in newspaper/s or any public places to procure the Buyers.*
  - D. *To issue no objection certificate to any purchaser/s for obtaining their loan from any financial institution only to the Developers' allocation.*
  - E. *To appear and represent before any Court of Law, Government and/ or any semi Government Office or Offices if any disputes arise from any third party.*
3. *The Developers shall liable to handover the Owner's allocation strictly within Twenty Four (24) months from the date of commencement of constructional work.*



4. *The existing structure shall be demolished by the Developer concern by its own cost and expenses and the entire sale proceeds of the materials and rubbishes, excluding the existing doors, shall be conducted by the Developer as their part.*
5. *That the Owner shall deliver and/or handover Khas Possession of entire First Schedule Property i.e. the said land with structure in question immediate after execution of these presents and shall issue letter for their full consent to demolish the existing structure to the Developers as the Developers may deploy their own workers for demolish the existing structure.*
6. *That Owner shall become the members of the society and or Association which shall formed for the benefit of the flat Owners of the proposed building and shall obey the norms of such Society and or Association.*
7. *That the name of the Building shall be Negotiable.*
8. *That the Developers' after satisfied the owners' allocation as stated above shall have right to sell out their allocation through Registered Deed of Conveyance and or any registered instruments in favour of any intending Purchaser and or Purchasers.*
9. *That immediate after execution of this Agreement the Owner/s shall also execute a Registered General Power of Attorney in favour of the Partners of the Developers concern and the entire cost towards such Power shall be borne by the Developers.*
10. *That the Developers shall only issue the possession letter in favour of the Owners for his/her/their respective Unit/ Flat and or any accommodation if any for the Owner/s.*
11. *The Owners' shall have no right to raise any objection regarding the price as to be claimed by the Developers to the intending purchaser/ purchasers in respect of Developers allocation in the proposed building.*
12. *That all the flat Owners shall jointly use all the common spaces including top floor roof and the Developers shall liable to arrange permanent water supply facilities subject to supply of water from the concerned Municipality and / or from the own deep tube well.*
13. *That the Developers as a consideration for investment for making construction of building shall get the entire constructed area as specified as Developers' Allocation which is clearly mentioned in the Third Schedule herein.*
14. *The Owners do hereby covenant with Developers not to prevent*



*from signing any agreement for sale in respect of the Developers' allocation Only in the proposed building with the Intending purchaser or purchasers if it necessary. The Owner further undertaking that, they could not claim any amount of consideration which shall be earned by the Developers by selling such portion out of the Developers' Allocation.*

- 15. That the Owners undertake not to create any Lease, charge or mortgage including equitable mortgage by deposit or title deeds in respect of the said land or any portion thereof, at any time during the subsistence of this agreement.*
  - 16. That whenever the Developers shall asked to Owners to take their possession (stated' as Owners Allocation ) after completion In all respect in the new building the Owner shall liable to take his allocation, in that relevant time if any common portion shall remain Incomplete (not more that 3 months) the Owner shall not raise any objection for the same.*
  - 17. That Owners shall always help and cooperate with the Developers for Complete the new proposed building by given his full assistance and support.*
  - 18. The Owners herein will have to pay a sum of Rs. 60,000.00/- (Rupees Sixty Thousand) against the cost of Lift and for Electrical Infrastructural Cost and security money on the pro rata basis without provision of A.C. and it shall be paid before taking possession of the said/ respective Flat/ Unit, for the per Unit/Flat basis.*
  - 18. Notwithstanding the Arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by any party against the other as per the terms of this Agreement shall remain unaffected.*
  - 19. That all costs and expenses of preparing Stamping and Registration of all Such Conveyance and/or documents of transfer relating to the Developer's Allocation shall be borne by the Developers and/or flat purchasers and the owners shall not be put to any expenses on account thereof.*
- The Owners' allocation will be duly mutated by the Owners' by their own expenses and this process of mutation will be co-operate, process and manage by the Developers' herein.*
- Simultaneously, preparing stamping and registration of all such conveyance and/or documents of transfer relating to the Land Owners*



*Allocation shall be borne by the flat purchasers and in case of self requirements of the Owners' herein, borne by the Owners concerned herein, only in the case and/or matter of the Land Owners' self possession purpose or requirement thereof.*

**IN WITNESS WHEREOF**

*The parties herein have set and subscribed their hands and seal on this 27<sup>th</sup> day of September 2018.*

**FIRST SCHEDULE OF PROPERTY**  
**REFERRED TO AS THE SAID PREMISES**

*ALL THAT PIECE AND PARCEL of BASTU Land measuring 8 Cotthas 01 Chittaks 31 Sq.Ft. be the same or little more or less, which is presently and physically lying and situate at Mouza –Rahāra, and house property admeasuring 5478 Sq. Ft. Pucca structure including Thakur Dalan and adjacent rooms be a little more or less standing thereon which is lying and situate at Mouza –Rahāra, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1009, & L.R. Dag No.2369 under R.S. khatian No- 1041 & corresponding L.R. Khatian No- 3593, P.S. Khardah , ADSRO - Sodepur( formerly Barrackpore) under Khardah Municipality, Ward no - 10 (old-4), Holding no- 30/4, Chowdhury Para Road, Dist- 24 Parganas. The said premises is free from all encumbrances, attachment and liens whatsoever.*

*The land is bounded by-*

- On the North : Tank*  
*On the South : 16 FT. Chowdhury Para Road and Others' Property;*  
*On the East : Others' Property;*  
*On the West : 10 Ft. Municipal Passage and others' Property.*



**SECOND SCHEDULE**

**OWNERS ALLOCATION & CONSIDERATION**

1. *Owners shall entitled to get 40% of Constructed area including Staircase and Corridors of the Said Building to be Constructed.*

*Owners are entitled to get*

- i) *One Flat being no – D, South-East facing on the 2<sup>nd</sup> floor measuring 965 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- ii) *One Flat being no – A, North-West facing on the 3<sup>rd</sup> floor measuring 748 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- iii) *One Flat being no – E, South - West facing on the 2<sup>ND</sup> floor measuring 748 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- iv) *One Flat being no – F, West - South facing on the 3<sup>rd</sup> floor measuring 738 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities*

- with the right to use thereof in the said premises upon construction of the said building.*
- v) *One Flat being no – D, South -East facing on the 1<sup>st</sup> floor measuring 965 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- vi) *One Flat being no – D, South -East facing on the 3<sup>rd</sup> floor measuring 965 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- vii) *One Flat being no – A, North - West facing on the Ground floor measuring 748 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- viii) *One Flat being no – C, East facing on the 1<sup>st</sup> floor measuring 575 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- ix) *One Flat being no – C, East facing on the 2<sup>nd</sup> floor measuring 575 Sq.ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land*

- along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- x) *One Flat being no – E, South - West facing on the ground floor measuring 465 Sq. ft. more or less Constructed area including Staircase and Corridors with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
- xi) *And another 'Mandir' With adjacent room and kitchen, on the Ground floor measuring 382 Sq.ft. more or less Constructed area with the undivided proportionate right, title, interest, in the underneath land along with Constructed common facilities and amenities with the right to use thereof in the said premises upon construction of the said building.*
2. *The Developer will pay to the owners an amount of Rs. 8,00,000.00/- (Eight Lakhs), before or at the time of registration of Development agreement, as and when required by the Owners' herein.*
3. *It is also agreed by and between the parties hereto if any excess area leads to consider for Owners' Allocation comprising with above Flats followed by 40% of the Said Building then Owners shall pay consideration amount @ Rs. 2400/- Rupees Two Thousand and Four Hundred only on per Sq.Ft. upon the such excess area to the Developer AND SIMILARLY the Developer also pay the same consideration amount to the Owners upon the remaining areas whatsoever shall due followed by 40% of the Said Building after delivery of possession of the above Flats and Mandir to the Owners.*

*And also provided good habitable rental accommodation or to pay Rs. 6000/- per month as rent for the Shifted Families from the SAID PROPERTY and if the developer fail to handed over the*



*owner's allocation within stipulated period then the process of payment of rent will be continued.*

**THIRD SCHEDULE**  
**DEVELOPERS ALLOCATION & CONSIDERATION**

*The Developers shall obtain and or entire to get the following property as consideration for investment the entire cost and expenses of the proposed building (hereinafter referred to as the Developers' Allocation). that means the Developers' should obtain all remaining areas with the constructed areas except the Owners' Allocation provided hereinbefore on the said premises including proportionate undivided share and interest of land and all the common facilities and amenities on priority basis along with roof right.*

*The Developers shall have the right to demolish the existing structure and will get the sales proceeds of the materials.*

**FORTH SCHEDULE**  
**SPECIFICATION OF CONSTRUCTION WORK**

- 1) Number of floor : Ground floor plus upper stories as per sanctioned plan.*
- 2) Structure : land with R.C.C. framed structure with beam, brick with sand and mortar as per sanctioned plan. The materials will be Grade - 1 quality.*
- 3) Water Arrangements : Pumping arrangement to overhead reservoir from underground water reservoir , water supplied by local Municipality. And individual water connection in the flat.*
- 4) Floor with Skirting : All rooms , excluding toilets , kitchen, staircase Corridors are laid with Vitrified Tiles.*
- 5) External Finish :- Weather coat paint over Plaster.*
- 6) Internal Finish :- Plaster of Paris without Paint.*



- 7) Bathroom : 6'- 0" height glazed tiles from 6" skirting (Developers' choice) concealed water pipe Lines finishing with two taps and one shower point. White European/Indian type W.C. system /Commode.
- 8) Kitchen : One Granite Stone top and one Steel sink will be provided 3' - 0" height glazed tiles covering from kitchen table (Developers choice) one tap.
- 10) Floor : Kitchen, Toilet , Stair And Corridor will be finished with best quality marble.
- 11) Door: All Doors will be Flush Door, made by commercial Plywood with Primer coat & painting, and the main door will be Decorative. Toilets are with P.V.C. Doors, Collapsible Gate at the outside of the main entrance of the said UNIT.
- 12) Window : All windows will be Aluminum open able/sliding windows with glass good class.
- 13) Balcony : 2' - 6" covered with brick work/grill fittings.
- 14) Dinning : one Pedestal Basin of white colour with tap.
- 15) Electrification : All bed rooms, living space, dining space etc. are provided with sufficient and concealed or semi concealed wiring and built in switch.
  - I) 3 light points, 1 fan point, 2 (15 Amp) Power points, 1 A.C. Point at each Bed room.
  - II) 2 light points, 1 fan point, 1 (5 Amp) Power points, provision for T.V. Antena & telephone shoket, 1 (15 Amp), plug point for freeze at Drawing cum Dining rooms.
  - III) 1 light point, 2 (5/15 Amp) Power point, 1 fan point (Exhaust) at Kitchen.
  - IV) 1 light point , 1 fan point (Exhaust) at each Toilet.
  - V) 1 light point, 1 Power point at Balcony
  - VI) 15 AMP. Power point for Gizer.
  - VII) Inverter Line Facilities;
- 16) Lift Facilities for the Unit Owners.

### MEMO OF CONSIDERATION

Received From The Within Named Owner/S The Within Mentioned Sum Of Rs. 8,00,000.00/- (Eight Lakhs) Only. As Per Memo Of Consideration Mentioned Below Which Will Be A Part Of Owner's Allocation.

By :-

Date	Cheque No.	Bank	Rs.
24/03/2018-	002416	BOB	75,000.00/-
24/03/2018-	002417	BOB	75,000.00/-
24/03/2018-	002418	BOB	80,000.00/-
24/09/2018-	002745	BOB	1,52,000.00/-
24/09/2018-	002746	BOB	1,58,000.00/-
24/09/2018-	002747	BOB	1,58,000.00/-
24/09/2018-	000957	Bandhan Bank	1,00,000.00/-
24/09/2018-	000958	Bandhan Bank	1,000.00/-
24/09/2018-	000959	Bandhan Bank	1,000.00/-

Total Rs. 8,00,000.00/-  
(Rupees Eight Lakhs) only

IN THE PRESENCE OF:

Ahanti Khan Banerjee  
By the Charitable Trust & Trust  
Dist. 24 PPS (2018)

Biswajit Banerjee  
Laxmit Banerjee  
Kamala Banerjee  
Jhumsire Chatterjee  
Swagata Mukherjee  
Ananya Khan Banerjee  
Kishna Khan Banerjee

Signature of the Owners

Sankar Mukherjee  
Pallipore  
P. Palone  
Dist - 24 PPS (2018)  
Col - 118

IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNDER SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS AND/OR SEALS ON THE DAY MONTH AND YEAR FIRST  
ABOVE WRITTEN.

SIGNED AND DELIVERED

in presence of :-

1)

Handwritten notes in Hindi:  
श्री. श्री. राजेश कुमार  
Br No Chandigarh Road  
D 1st 24/9/98 (18/11/98)

Biswajit Banerjee

Laxmi Banerjee

Kamala Banerjee

Shunee Chatterjee

Sasajata Mukherjee

Amiya Das Banerjee

Krishna Deon Banerjee

Signature of the Owners.

2) Sanjay Mukherjee  
Dalliance  
P.O. Dakara  
Dist. 24/9/98  
K-1 - MS

3) Siddhanta Banerjee  
D. No. 15/15/1

PRINTED AND SIGNED  
K. S. Das Banerjee  
[Signature]

Signature of the Developers

Drafted & Prepared By :-












Debanjan Goswami  
(Debanjan Goswami)  
Advocate

Enrolment No. F/832/503/98



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

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

N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Biswajit Banerjee	LH					
	RH.					

ATTESTED :- Biswajit Banerjee

 Surajit	LH					
	RH.					

ATTESTED :- Surajit Banerjee


 Kamala Banerjee	LH					
	RH.					

ATTESTED :- Kamala Banerjee


SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

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


N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 Ghanshyam Chatterjee	LH					
	RH.					

ATTESTED :- Ghanshyam Chatterjee

 Swagata Mukherjee	LH					
	RH.					

ATTESTED :- Swagata Mukherjee












 Amiya Ratan Banerjee	LH					
	RH.					

ATTESTED :- Amiya Ratan Banerjee


SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

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






N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Krishna Dhan Banerjee</i>	LH					
	RH.					

ATTESTED :- *Krishna Dhan Banerjee*

 <i>Kanti Ranjan Das</i>	LH					
	RH.					

ATTESTED :- *Kanti Ranjan Das*

 <i>J.P. Das</i>	LH					
	RH.					

ATTESTED :- *J.P. Das*



*Biswajit Banerjee*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SURAJIT BANERJEE

MURARIDHAN BANERJEE

17/08/1977

Permanent Account Number  
AZVR05774A



Signature

*Surajit Banerjee*

सर्वोच्च न्यायालय / सर्वोच्च न्यायालय / सर्वोच्च न्यायालय  
सर्वोच्च न्यायालय / सर्वोच्च न्यायालय / सर्वोच्च न्यायालय  
सर्वोच्च न्यायालय / सर्वोच्च न्यायालय / सर्वोच्च न्यायालय  
सर्वोच्च न्यायालय / सर्वोच्च न्यायालय / सर्वोच्च न्यायालय  
सर्वोच्च न्यायालय / सर्वोच्च न्यायालय / सर्वोच्च न्यायालय

Income Tax PAN Service Unit, MSDL  
2nd Floor, 2nd Floor, 2nd Floor  
Near Market, Near Market, Near Market  
Sector, Sector, Sector

Tel: 011-23333333  
www.incometax.gov.in



*Kamala Banerjee*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

JHUMUR CHATTERJEE  
ANANDABHAN BANERJEE

28/07/1977  
PAN: AZORC1252H

*Jhumur Chatterjee*



*Jhumur Chatterjee*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

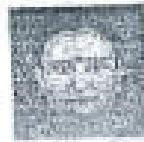
BUFPM7182R



पति / नाम  
SHRIGATA MUKHERJEE

पति का नाम / Father's Name  
ANANDA SHAN DANERJEE



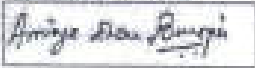

पता पत्नी का/पति का/पिता का/पति का/पिता का/पति का/पिता का  
23/18/1992



Swagata Mukherjee

आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली  
फोन - 411 016

आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली  
आयकर विभाग, नई दिल्ली

वर्तमान अंक / PERMANENT ACCOUNT NUMBER	ACZPB7751Q	
	नाम / NAME	AMIYA DHAN BANERJEE
	पिता का नाम / FATHER'S NAME	HARI DHAN BANERJEE
	जन्म तिथि / DATE OF BIRTH	10-11-1942
हस्ताक्षर / SIGNATURE		
		अधीक्षक, सी. ई. डी. COMMISSIONER OF INCOME-TAX, W.B. - II

Amiya Dhan Banerjee

निर्णयित अंक संख्या / PERMANENT ACCOUNT NUMBER  
AGPPB1173L



नाम / NAME  
KRISHNA DHAN BANERJEE

पिता के नाम / FATHER'S NAME  
HARIDHAN BANERJEE

जन्म तिथि / DATE OF BIRTH  
10-03-1947

प्रामाण्य / SIGNATURE

*Krishna Dhan  
Banerjee*

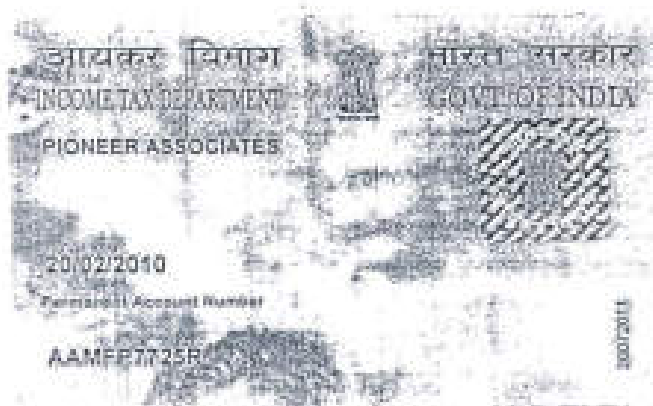
*Shahin*

अधीनस्थ अधिकारी, (सिस्टम & टेक्निकल), कोलकाता  
COMMISSIONER OF INCOME-TAX (S.O.), KOLKATA

*Krishna Dhan Banerjee*

इस कार्ड के साथ / With this card you should carry  
आपके अधिनस्थ अधिकारी को सूचित / Inform your  
अधीनस्थ अधिकारी (सिस्टम & टेक्निकल),  
पी-7,  
चौरांगी चौक,  
कोलकाता - 700 009.

In case this card is lost/used, kindly informers to  
the issuing authority:  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta-700 009.



PIONEER ASSOCIATES  
Kashish Ranjan 2010  
[Signature]

नाम संका संका / PERMANENT ACCOUNT NUMBER		
ADSPD7299P		
	नाम / NAME	KANTI RANJAN DAS
	पिता का नाम / FATHER'S NAME	NALINI KANTA DAS
	जन्म तिथि / DATE OF BIRTH	12-02-1954
स्विकृत हस्ताक्षर /		
		कमिश्नर ऑफ इन्कम टैक्स, विस. - XI

*Kanti Ranjan Das*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number  
AGAPD0725H

*Gopal Das*

Signature



T-1000001

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-029161357-1      Payment Mode: Online Payment  
GRN Date: 26/09/2018 12:19:06      Bank: Bank of Baroda  
BRN: 98637691      BRN Date: 26/09/2018 12:25:00

**DEPOSITOR'S DETAILS**

Id No. : 15240001506837/3/2018  
(Query No./Query Year)

Name : D GOSWAMI  
Contact No. :      Mobile No. : +91 9830242520  
E-mail :  
Address : BKP COURT THANA BKP DIST NORTH 24 PGS WB  
Applicant Name : Mr D Goswami  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

**PAYMENT DETAILS**

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15240001506837/3/2018	Property Registration-Stamp duty	0030-03-103-003-02	39921
2	15240001506837/3/2018	Property Registration-Registration Fees	0030-03-104-001-16	8021

In Words :      Rupees Forty Seven Thousand Nine Hundred Forty Two only      **Total**      47942

### Major Information of the Deed

Deed No :	I-1524-05660/2018	Date of Registration	27/09/2018
Query No / Year	1524-0001506837/2018	Office where deed is registered	
Query Date	24/09/2018 1:51:19 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Bkp Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 1,62,66,835/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Chowdhury para Road, Mouza: Rahara, Ward No: 10, Holding No:30/4

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-2369	LR-3593	Bastu	Bastu	8 Katha 1 Chatak 31 Sq Ft	5,00,000/-	1,21,58,335/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>13.3742Dec</b>	<b>5,00,000 /-</b>	<b>121,58,335 /-</b>	


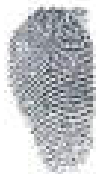




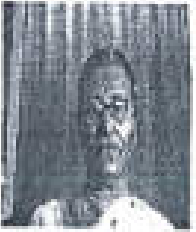
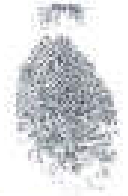

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5478 Sq Ft.	4,00,000/-	41,08,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 5478 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>5478 sq ft</b>	<b>4,00,000 /-</b>	<b>41,08,500 /-</b>	










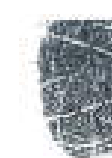




Major Information of the Deed :- I-1524-05660/2018-27/09/2018

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Biswajit Banerjee</b> Son of Mr Abanidhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LT 27/09/2018	 27/09/2018
	Chowdhury Para, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHVPB7455J, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office			
2	<b>Name</b> <b>Mr Surajit Banerjee</b> Son of Late Muraridhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LT 27/09/2018	 27/09/2018
	Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZVPB6774A, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office			
3	<b>Name</b> <b>Mrs Kamala Banerjee</b> Wife of Late Anandadhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LT 27/09/2018	 27/09/2018
	Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOAPB5360C, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office			



Major Information of the Deed :- I-1524-05660/2018-27/09/2018

4	Name	Photo	Fingerprint	Signature
	<b>Mrs Jhumur Chatterjee</b> Wife of Mr Kuntal Chatterjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 <small>27/09/2018</small>	 <small>LTI</small> <small>27/09/2018</small>	 <small>27/09/2018</small>
Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZOPC1252H, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	<b>Mrs Swagata Mukherjee</b> Wife of Mr Arnab Mukherjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 <small>27/09/2018</small>	 <small>LTI</small> <small>27/09/2018</small>	 <small>27/09/2018</small>
Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUFBPM7182R, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office				
6	Name	Photo	Fingerprint	Signature
	<b>Mr Amiyadhan Banerjee (Presentant)</b> Son of Late Haridhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 <small>27/09/2018</small>	 <small>LTI</small> <small>27/09/2018</small>	 <small>27/09/2018</small>
Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACZPB7751Q, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office				
7	Name	Photo	Fingerprint	Signature
	<b>Mr Krishnadhan Banerjee</b> Son of Late Haridhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 <small>27/09/2018</small>	 <small>LTI</small> <small>27/09/2018</small>	 <small>27/09/2018</small>


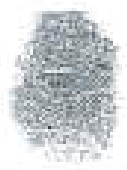




Major Information of the Deed :- I-1524-05680/2018-27/09/2018

Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGPPB1173L, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Pioneer Associates</b> 12/A/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAMFP7725R, 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 Kanti Ranjan Das</b> Son of Late Nalini Kanta Das Date of Execution - 27/09/2018, , Admitted by: Self, Date of Admission: 27/09/2018, Place of Admission of Execution: Office			
	1 No Surya Sen Nagar, 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.:: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Gopal Das</b> Son of Late Narayan Chandra Das Date of Execution - 27/09/2018, , Admitted by: Self, Date of Admission: 27/09/2018, Place of Admission of Execution: Office			
	Sasadhar Tarafder Road, 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.:: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partner)			

**Identifier Details :**

Name & address
Mrs Sudipta Parui Wife of Late Samir Parui Ruliya, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Mr Biswajit Banerjee, Mr Surajit Banerjee, Mrs Kamala Banerjee, Mrs Jhumur Chatterjee, Mrs Swagata Mukherjee, Mr Amiyaohan Banerjee, Mr Krishnadhan Banerjee, Mr Kanti Ranjan Das, Mr Gopal Das

Major Information of the Deed :- I-1524-05660/2018-27/09/2018



27/09/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Banerjee	Pioneer Associates-1.9106 Dec
2	Mr Surajit Banerjee	Pioneer Associates-1.9106 Dec
3	Mrs Kamala Banerjee	Pioneer Associates-1.9106 Dec
4	Mrs Jhumur Chatterjee	Pioneer Associates-1.9106 Dec
5	Mrs Swagata Mukherjee	Pioneer Associates-1.9106 Dec
6	Mr Amiyadhan Banerjee	Pioneer Associates-1.9106 Dec
7	Mr Krishnadhan Banerjee	Pioneer Associates-1.9106 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Banerjee	Pioneer Associates-782.57142900 Sq Ft
2	Mr Surajit Banerjee	Pioneer Associates-782.57142900 Sq Ft
3	Mrs Kamala Banerjee	Pioneer Associates-782.57142900 Sq Ft
4	Mrs Jhumur Chatterjee	Pioneer Associates-782.57142900 Sq Ft
5	Mrs Swagata Mukherjee	Pioneer Associates-782.57142900 Sq Ft
6	Mr Amiyadhan Banerjee	Pioneer Associates-782.57142900 Sq Ft
7	Mr Krishnadhan Banerjee	Pioneer Associates-782.57142900 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Chowdhury para Road, Mouza: Rahara, Ward No: 10, Holding No:30/4

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 2369(Corresponding RS Plot No:- 1009), LR Khatian No:- 3593	Owner:হরিফল বন্দ্যোপাধ্যায় , Gurdian:সুজেন্দ , Address:নিজ ( চৌধুরীপাড়া ) , Classification:বাড়, Area:0.13 Acre.	Mr Biswajit Banerjee

Endorsement For Deed Number : I - 152405660/2018



Major Information of the Deed :- I-1524-05660/2018-27/09/2018

On 25-09-2018

**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 1,62,66,835/-

*Maitreyee Ghosh*

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

On 27-09-2018

**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 11:43 hrs on 27-09-2018, at the Office of the A.D.S.R. SODEPUR by Mr Amiyadhan Banerjee, one of the Executants.

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

Execution is admitted on 27/09/2018 by 1. Mr Biswajit Banerjee, Son of Mr Abanidhan Banerjee, Chowdhury Para, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 2. Mr Surajit Banerjee, Son of Late Muradhdhan Banerjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 3. Mrs Kamala Banerjee, Wife of Late Anandadhan Banerjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 4. Mrs Jhumur Chatterjee, Wife of Mr Kuntal Chatterjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 5. Mrs Swagata Mukherjee, Wife of Mr Arnab Mukherjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 6. Mr Amiyadhan Banerjee, Son of Late Haridhan Banerjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 7. Mr Krishnadhan Banerjee, Son of Late Haridhan Banerjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

Identified by Mrs Sudipta Parui, , Wife of Late Samir Parui, Ruliya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

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

Execution is admitted on 27-09-2018 by Mr Gopal Das, partner, Pioneer Associates (Partnership Firm), 12/A/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mrs Sudipta Parui, , Wife of Late Samir Parui, Ruliya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

Execution is admitted on 27-09-2018 by Mr Kanti Ranjan Das, partner, Pioneer Associates (Partnership Firm), 12/A/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mrs Sudipta Parui, , Wife of Late Samir Parui, Ruliya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife



Major Information of the Deed :- I-1524-05660/2018-27/09/2018



#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021/- ( B = Rs 8,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/09/2018 12:25PM with Govt. Ref. No: 192018190291613571 on 26-09-2018, Amount Rs: 8,021/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 96637691 on 26-09-2018, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

#### Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 308, Amount: Rs.100/-, Date of Purchase: 06/09/2018, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/09/2018 12:25PM with Govt. Ref. No: 192018190291613571 on 26-09-2018, Amount Rs: 39,921/-, Bank: Bank of Boroda ( BARB0INDIAE), Ref. No. 96637691 on 26-09-2018, Head of Account 0030-02-103-003-02

*Maitreyee Ghosh*

**Maitreyee Ghosh**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1524-05660/2018-27/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2018, Page from 176287 to 176347

being No 152405660 for the year 2018.



Digitally signed by Maitreyee Ghosh  
Date: 2018.09.28 11:28:29 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 28-09-2018 11:26:35  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)