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I-03794/2018 (03816) Page 1 of 28



पश्चिम बंगाल पञ्चिका WEST BENGAL

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documents that are otherwise
 admitted to registration. To
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 endorsement sheet / sheets
 attached with this document
 in the case of this document

Additional District Registrar
 Sodepur, North 24-Parganas
 12 JUN 2018

DEVELOPMENT AGREEMENT

THIS INDENTURE made on this 29TH day of JUNE 2018
 (TWO THOUSAND AND EIGHTEEN)

1198/100/2018 256/2018

Debanjan Goswami
Advocate Sealdah Civil
B. Sain

ইউজার নাম ডেবিজান গোস্বামী
ইউজার আইডি নং 1198/100/2018
ইউজার পাসওয়ার্ড 256/2018

শ্রী. এম. আর. ব্যারাকপুল

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১০০০০০/-



Additional District Sub-Registrar
Sealdah, West Bengal
25/6/2018

Sudipta Parui
Riya

BETWEEN**1) A. SRI AMITAV SINHA @ AMITAVA SINGHA****PAN :- BILPS4339A,**

Son of late Jyotirmoy Sinha, by faith -Hindu, Nationality -Indian, Occupation - Service/Others, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112,

B. SMT INDRANI GHOSAL PAN:-BLUPG2790R,

Daughter of late Jyotirmoy Sinha, Wife of Late Alope Ghosal, by faith -Hindu, Nationality - Indian, Occupation - Housewife, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112;

2) SRI JAGANMOY SINHA PAN :- AUCPS5757Q,

Son of late Jagadish Chandra Sinha, by faith -Hindu, Nationality -Indian, Occupation - Retired/Others, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112,

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**



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17th JUN 2018

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 by a registered Sale Deed, the Kalyan Nagar Co-operative Society Ltd., a registered Society, being registration No. 8/1949, Office at Kalyan Nagar, P.O. Kalyan Nagar, purchased a plot of land Lying and situated at Mouza: Kerulia, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, through a Registered Deed of Sale, which was duly registered at Sub-Registry Office at Barrackpore on 9.8.1982, recorded in Book No. I, Volume No. 105, Pages 266 to 273, being No. 4822 for the Year 1982 from Govt. of West Bengal.

AND WHEREAS thereafter the said society for better development made several plots of land with adjacent Road to the plot thereon.

AND WHEREAS being members of the said society, Sri Jyotirmoy Sinha (now Deceased) and Sri Jaganmoy Sinha jointly purchased in equal share of total land measuring 4 Cotthas 14 Chittaks 2 Sq.Ft. more or less, lying and situated at Mouza: Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172, comprised in C.S. & R.S. Dag No. 235(Part) under C. S. Khatian No. 37, through a registered Deed of Sale, which was duly registered at and before the A.D.S.R. Barrackpore on 18/06/1988. The said Deed was duly entered in the Book No. I, Volume No. 72, Pages from 219 to 230, Being No. 3874 of the Year 1988, from the said Kalyan Nagar Co-operative Society at the Office of the A.D.S.R. Barrackpore.

AND WHEREAS by the aforesaid manner the said Sri Jyotirmoy Sinha (now Deceased) and Sri Jaganmoy Sinha, the owners of the land and property, jointly seized and possessed the aforesaid land measuring 4 Cotthas 14 Chittaks 2 Sq.Ft. more or less, and they constructed a Two

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17⁵ JUN 2018

storied building thereon according to sanctioned building plan, duly sanctioned by Khardah Municipality.

AND WHEREAS the said Jyotirmoy Sinha died intestate on 24/11/2010 leaving behind him, his wife Smt. Sumitra Singha and one son namely, Sri Amitav Sinha @ Amitava Singha and one married daughter namely Smt. Indrani Ghosal as his legal heirs and successors to inherit his undivided 1/2nd share of the aforesaid property left by him. Thereafter the said Smt. Sumitra Singha died intestate on 28/08/2014 leaving behind her said one son and one daughter namely Sri Amitav Sinha @ Amitava Singha and Smt. Indrani Ghosal as her only legal heirs and successors in respect of her deceased husband's share in and between the said property.

AND WHEREAS by way of purchase and by way of inheritance the said Sri Amitav Sinha @ Amitava Singha, Smt. Indrani Ghosal and Sri Jagannoy Sinha jointly acquired the total land measuring 4 Cotthas 14 Chittaks 2 Sq.Ft. more or less, by dint of the aforesaid Deed together with a two storied pucca building measuring 1565 Sq.Ft. more or less covered area therein. And jointly mutated their names in the local Municipality and other Govt. Authority and they also got the membership of Kalyan Nagar Co-operative Society Ltd. 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 hereby indemnify that they are now lawfully absolutely seized, possessed and hold the land measuring more or less 4 Cotthas 08 Chittaks 26 Sq.Ft. with the existing construction thereon, situate and lying at and being 5/340, Kalyannagar, Ward No. 5, P.O. Kalyan Nagar via Panshila, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700112, 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: Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172, comprised in C.S. & R.S. Dag No. 235 under

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17th JUN 2018

C. S. Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, within P.S. Khardah, District- North 24 Parganas.

AND WHEREAS, the present land owners being the absolute owner by dint of Sale Deed, the land admeasuring about 4 Cotthas 14 Chittaks 2 Sq.Ft. be the same or little more or less and in physically the land admeasuring about 4 Cotthas 08 Chittaks 26 Sq.Ft. be the same or little more or less which is lying and situate at Mouza -Kerulia, J.L. No-5, R.S.No-11, Touzi No-172, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, P.S. Khardah, ADSRO - Sodepur (formerly Barrackpore) under Khardah Municipality, ward no -5, Holding no- 5/340, Kalyannagar, 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 BL & LRO 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 4 Cotthas 08 Chittaks 26 Sq.Ft. out of their above seized and possessed land admeasuring about 4 Cotthas 14 Chittaks 2 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 AMITAV SINHA @ AMITAVA SINGHA
PAN :- BILPS4339A,



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17th JUN 2018

Son of late Jyotirmoy Sinha, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112,

SMT INDRANI GHOSAL PAN:-BLUPG2790R, Daughter of late Jyotirmoy Sinha, Wife of Late Alope Ghosal, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112,

and **SRI JAGANMOY SINHA PAN :- AUCPS5757Q**, Son of late Jagadish Chandra Sinha, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112,

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 4 Cotthas 08 Chittaks 26 Sq.Ft. be the same or little more or less, which is presently and physically lying and situate at Mouza -Kerulia, J.L. No-5, R.S.No-11, Touzi No-172, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, P.S. Khardah, ADSRO - Sodepur (formerly Barrackpore) under Khardah Municipality , ward no - 5, Holding no- 5/340, Kalyannagar, Dist- North 24 Parganas,

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17⁵⁵ JUN 2018

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 43% of Constructed area including Staircase and Corridors up to G+3 storied Building and 35% of Constructed area including Staircase and Corridors for the 4th Floor of the Said Building to be Constructed.*
 1. Owners are entitled to get



15th JUN 2018

- i) *One Flat being no - C, South-East-West facing on the 3Rd floor measuring 960 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 Garage being no - 2, on the Ground floor measuring 180 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 (for the use of Garage) in the said premises upon construction of the said building.*
- iii) *One Flat being no - A, North-East facing on the 2ND floor measuring 680 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 - C, South-East-West facing on the 1St floor measuring 960 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) *And another Flat being no - A, North-East facing on the 3Rd floor measuring 680 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.*



17⁵⁵ JUN 2018

- vi) *One Garage being no - 1, on the Ground floor measuring 200 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 (for the use of Garage) in the said premises upon construction of the said building.*
2. *The Developer will pay to the owners an amount of Rs. 2,00,000/- (Two Lakhs) at the time of registration of Development agreement.*
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 and garage followed by 43% up to G+3 and 35% for the 4th Floor of the Said Building then Owners shall pay consideration amount @ Rs. 2300/- Rupees Two Thousand and Three Hundred only on per Sq.Ft. upon the such excess area to the Developer AND SIMILARLY the Developer also pay the consideration amount to the Owners upon the remaining areas whatsoever shall due followed by 43% up to G+3 and 35% for the 4th Floor of the Said Building after delivery of possession of the above Flats and Garages to the Owners.*

And also provided good habitable rental accommodation or to pay Rs. 5000/- 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.*



7th 9 JUN 2018

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. TRANSFEEEE 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 4 Cotthas 08 Chittaks 26 Sq.Ft. be the same or little more or less, together with*



19th JUN 2018

1565 Sq.ft Construction standing thereon which is lying and situate at Mouza - Kerulia, J.L. No-5, R.S.No-11, Touzi No-172, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, P.S. Khardah, ADSRO - Sodepur (formerly Barrackpore) under Khardah Municipality, ward no -5, Holding no- 5/340, Kalyannagar, 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.



17⁵ JUN 2018

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,





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7th JUN 2018

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*





79 JUN 2018

(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,*





7th 9 JUN 2018

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*





17th JUN 2018

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 arise 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





17⁵ JUN 2018

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 send by pre-paid register 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 constructed as a demises 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 there of 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 her transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of their spaces.*





79 JUN 2018

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. (the stamp duty and registration fees and all other expenses towards the registration will be borne by the Developer or its assigns).*

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





79 JUN 2018

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'

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7th 9 JUN 2018

- 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.*





7th 9 JUN 2018

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. *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*





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79 JUN 2018

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 29th day of JUNE 2018.

FIRST SCHEDULE OF PROPERTY
REFERRED TO AS THE SAID PREMISES

ALL THAT PIECE AND PARCEL of BASTU land measuring **4 Cothas 08 Chittaks 26 Sq.Ft.** be the same or little more or less, which is presently and physically lying and situate at Mouza –Kerulia, together with 1565 Sq.Ft Pucca Construction standing thereon which is lying and situate at Mouza – Kerulia, J.L. No-5, R.S.No-11, Touzi No-172, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, P.S. Khardah, ADSRO - Sodepur (formerly Barrackpore) under khardah Municipality, ward no - 5, Holding no- 5/340, Kalyannagar, Dist- 24 Parganas. The said premises is free from all encumbrances, attachment and liens whatsoever.



79 JUN 2018

The land is bounded by-
On the North- Regent Park;
On the South- 20 Ft. wide Kalyan Nagar Road;
On the East – Property of Utpal Sanyal.;
On the West – Property of Mohan Lahiri.

SECOND SCHEDULE

OWNERS ALLOCATION & CONSIDERATION

1. Owners shall entitled to get 43% of Constructed area including Staircase and Corridors up to G+3 storied Building and 35% of Constructed area including Staircase and Corridors for the 4th Floor of the Said Building to be Constructed.
4. Owners are entitled to get
 - vii) One Flat being no – C, South-East-West facing on the 3rd floor measuring 960 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 Garage being no – 2, on the Ground floor measuring 180 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 (for the use of Garage) in the said premises upon construction of the said building.
 - ix) One Flat being no – A, North-East facing on the 2nd floor measuring 680 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



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17th JUN 2018

with the right to use thereof in the said premises upon construction of the said building.

- x) One Flat being no – C, South-East-West facing on the 1st floor measuring 960 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 Flat being no – A, North-East facing on the 3rd floor measuring 680 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.
 - xii) One Garage being no – 1, on the Ground floor measuring 200 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 (for the use of Garage) in the said premises upon construction of the said building.
2. The Developer will pay to the owners an amount of Rs. 2,00,000/- (Two Lakhs) at the time of registration of Development agreement.
 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 and garage followed by 43% up to G+3 and 35% for the 4th Floor of the Said Building then Owners shall pay consideration amount @ Rs. 2300/- Rupees Two Thousand and Three Hundred only on per Sq.Ft. upon the such excess area to the Developer AND SIMILARLY the Developer also pay the consideration amount to the Owners upon the remaining areas whatsoever shall due followed by 43% up to G+3 and 35% for the 4th Floor of the Said Building after delivery of possession of the above Flats and Garages to the Owners.

And also provided good habitable rental accommodation or to pay Rs. 5000/- per month as rent for the Shifted Families from the SAID PROPERTY and if the developer fail to handed over the owner's





15th JUN 2018

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



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SCHOOL OF DISTANCE EDUCATION



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7th 9 JUNE 2018

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.



7⁵ 9 JUN 2018

MEMO OF CONSIDERATION


RECEIVED FROM THE WITHIN NAMED OWNER/S THE WITHIN MENTIONED SUM OF RS. 2,00,000.00/- (RS. TWO LAKHS) ONLY. AS PER MEMO OF CONSIDERATION MENTIONED BELOW WHICH WILL BE A PART OF OWNER'S ALLOCATION.

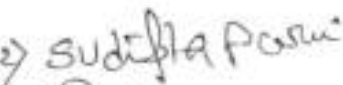
By :-

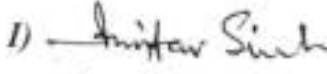
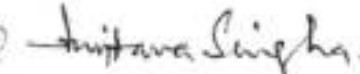
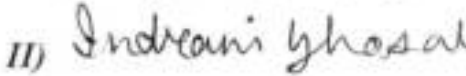
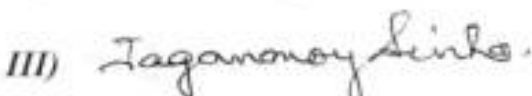
DATE	Cheque No.	Bank	Rs.
29/06/18	036677	Dena Bank	45,000.00/-
29/06/18	036678	Dena Bank	45,000.00/-
29/06/18	036679	Dena Bank	30,000.00/-
29/06/18	036680	Dena Bank	5,000.00/-
29/06/18	036681	Dena Bank	5,000.00/-
29/06/18	036682	Dena Bank	10,000.00/-

Total Rs. 2,00,000.00/-
(Rupees Two Lakhs) only

IN THE PRESENCE OF:

1. 
Jyoti Singh
Kalyan Nagar, Bahara

2. 
Sudipta Pasri
Bahara

- I)  Anita Singh. @  Anita Singh.
II)  Indrani Ghosal
III)  Jagannoy Singh.

Signature of the Owners



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17th JUN 2018

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 :-

I) *Jyagan. Saha*
Kalyan Nagar, Bahara

- I) *Amitan Sinha. @ Amitan Sinha*
II) *Indrani Ghosal*
III) *Jaganmoy Sinha.*

Signature of the Owners.

2) *Sudepta Paul*
Rv. ya.

(*Karshi Karshi Associates*)
Karshi Karshi Associates
Partner

Signature of the Developers

Drafted & Prepared By :-

Debanjan Goswami
(Debanjan Goswami)
Advocate

Enrolement No. F/832/503/98



7th 9 JIN 2018

DISTRICT NORTH 24 PARGANAS

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

1.

Name AMITAV SINHA @ AMITAVA SINGHA

Status : Presentant



Amitav Sinha @ Amitava Singha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Amitav Sinha @ Amitava Singha
Signature of the Presentant

2.

Name INDRANI GHOSAL

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



Indrani Ghosal

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Indrani Ghosal

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator



7th JUN 2018

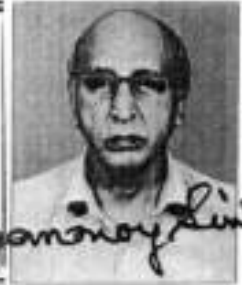
DISTRICT NORTH 24 PARGANAS

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

1.

Name JAGANMOY SINHA

Status : Presentant



Jagannoy Sinha.

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Jagannoy Sinha.
Signature of the Presentant

2.

Name

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

Space for
Photo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator



17th JUN 2018

DISTRICT NORTH 24 PARGANAS

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

1.

Name KANTI RANJAN DAS

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Kanti Ranjan Das
Signature of the Presentant

2.

Name GOPAL DAS

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

All the above finger prints are of the above named person and attested the said person.

Gopal Das

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



17th JUN 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMITAV SINHA

JYOTIRMOY SINHA

08/05/1960

Permanent Account Number

BILPS4339A

Amitav Sinha
Signature

Amitav Sinha

आयकर विभाग
INCOME TAX DEPARTMENT
INDRANI GHOSAL
JYOTIRMOY SINHA
16/07/1962
Permanent Account Number
BLUPG2790R
Indrani Ghosal
Signature

भारत सरकार
GOVT OF INDIA



28/11/2013

Indrani Ghosal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAGANMOY SINHA
JAGAISH CHANDRA SINHA
04/01/1950
Permanent Account Number
AUCPS5757Q



Jaganmoy Sinha
Signature

Income Tax PAN S
Flat No. 3, Sector
Navl Mumbai - 40
जगदीश चंद्रा सिन्हा
आयकर विभाग, दिल्ली
कक्षा 3, भाग 33, कोठी रोड, नवमूवा,
मुंबई - 400 033

Income Tax Return No.
SI
000

Jaganmoy Sinha



Handwritten signature

धार्मिक प्रतीक / PERMANENT ACCOUNT NUMBER ADSPD7299P	
	नाम / NAME KANTI RANJAN DAS
	पिता का नाम / FATHER'S NAME NALINI KANTA DAS
	जनम तिथि / DATE OF BIRTH 12-02-1954
हस्ताक्षर / SIGNATURE <i>Kanti Ranjan Das</i>	 अधिकारी का पता, ११-३१ COMMISSIONER OF INCOME-TAX, W.S. - 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



15000015

Gopal Das

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

GRN: 19-201819-025440702-1

Payment Mode Online Payment

GRN Date: 29/06/2018 01:36:09

Bank : State Bank of India

BRN : IK00QQLXV6

BRN Date: 29/06/2018 01:37:22

DEPOSITOR'S DETAILS

Id No. : 15240001002857/8/2018
(Query No./Query Year)

Name : Debanjan Goswami

Contact No. : 9830242520

Mobile No. : +91-9830242520

E-mail : dabanjan54321@gmail.com

Address : Mission ParaRahara

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 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240001002857/8/2018	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	15240001002857/8/2018	Property Registration- Registration Fees	0030-03-104-001-16	2021

Total

11942

In Words : Rupees Eleven Thousand Nine Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1524-03816/2018	Date of Registration	29/06/2018
Query No / Year	1524-0001002857/2018	Office where deed is registered	
Query Date	26/06/2018 2:39:57 PM	A.D.S.R. SODEPUR, District. North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Sealdah, Thana : Entaly, District : South 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 72,97,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-386	RS-1118	Bastu	Bastu	4 Katha 8 Chatak 26 Sq Ft	8,00,000/-	61,23,751/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					7.4846Dec	8,00,000 /-	61,23,751 /-	



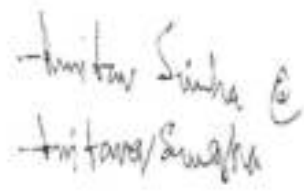


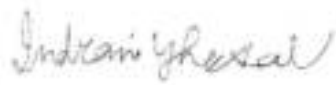



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1565 Sq Ft.	2,00,000/-	11,73,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 665 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1565 sq ft	2,00,000 /-	11,73,750 /-	



Major Information of the Deed :- I-1524-03816/2018-29/06/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Fringerprint Signature
1	<p>Mr Amitav Sinha, (Alias: Mr Amitava Singha) (Presentant) Son of Late Jyotirmoy Sinha Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office</p>    <p>29/06/2018 LTI 29/06/2018</p> <p>5/340 Kalyannagar, P.O:- Kalyannagar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BILPS4339A, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office</p>
2	<p>Smt Indrani Ghosal Wife of Late Alope Ghosal Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office</p>    <p>29/06/2018 LTI 29/06/2018</p> <p>5/340 Kalyannagar, P.O:- Kalyannagar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLUPG2790R, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office</p>
3	<p>Mr Jaganmoy Sinha Son of Late Jagadish Chandra Sinha Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office</p>    <p>29/06/2018 LTI 29/06/2018</p> <p>5/340 Kalyannagar, P.O:- Kalyannagar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUCPS5757Q, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office</p>









Major Information of the Deed :- I-1524-03816/2018-29/06/2018



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates 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	Name	Photo	Finger Print	Signature
	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 29/06/2018, , Admitted by: Self, Date of Admission: 29/06/2018, Place of Admission of Execution: Office	 <small>Jun 29 2018 1:15PM</small>	 <small>LTI 29/06/2018</small>	 <small>29/06/2018</small>
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 partners)				
2	Name	Photo	Finger Print	Signature
	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 29/06/2018, , Admitted by: Self, Date of Admission: 29/06/2018, Place of Admission of Execution: Office	 <small>Jun 29 2018 1:15PM</small>	 <small>LTI 29/06/2018</small>	 <small>29/06/2018</small>
Kironalay Sasadhar Tarafdar 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 partners)				

Identifier Details :

Name & address	
Sudipta Parui Wife of Late Samir Parui Ruiya, P.O.- Patulla, P.S.- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700121, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Representative of Mr Amitav Sinha, Smt Indrani Ghosal, Mr Jaganmoy Sinha, Mr Kanti Ranjan Das, Mr Gopal Das	29/06/2018
	

Major Information of the Deed - I-1524-03816/2018-29/06/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Amitav Sinha	Pioneer Associates-2.49486 Dec
2	Smt Indrani Ghosal	Pioneer Associates-2.49486 Dec
3	Mr Jagannmoy Sinha	Pioneer Associates-2.49486 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Amitav Sinha	Pioneer Associates-521.66666700 Sq Ft
2	Smt Indrani Ghosal	Pioneer Associates-521.66666700 Sq Ft
3	Mr Jagannmoy Sinha	Pioneer Associates-521.66666700 Sq Ft

Endorsement For Deed Number : I - 152403816 / 2018

On 26-06-2018

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 72.97.501/-

Maitreyee Ghosh

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

On 29-06-2018

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 11:48 hrs on 29-06-2018, at the Office of the A.D.S.R. SODEPUR by Mr. Amitav Sinha Alias Mr. Amitava Singha. one of the Executants.

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

Execution is admitted on 29/06/2018 by 1. Mr. Amitav Sinha, Alias Mr Amitava Singha, Son of Late Jyotirmoy Sinha, 5/340 Kalyannagar, P.O: Kalyannagar, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 2. Smt Indrani Ghosal, Wife of Late Alope Ghosal, 5/340 Kalyannagar, P.O: Kalyannagar, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 3. Mr Jagannmoy Sinha, Son of Late Jagadish Chandra Sinha, 5/340 Kalyannagar, P.O: Kalyannagar, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person



Major Information of the Deed :- I-1524-03816/2018-29/06/2018

Identified by Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession House wife

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

Execution is admitted on 29-06-2018 by Mr Kanti Ranjan Das, partners, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession House wife

Execution is admitted on 29-06-2018 by Mr Gopal Das, partners, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2018 1:37AM with Govt. Ref. No: 192018190254407021 on 29-06-2018, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QLXV6 on 29-06-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1198, Amount: Rs.100/-, Date of Purchase: 25/06/2018, Vendor name: S Bhowmik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2018 1:37AM with Govt. Ref. No: 192018190254407021 on 29-06-2018, Amount Rs: 9,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QLXV6 on 29-06-2018, 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-1524-03816/2018-29/06/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2018, Page from 121006 to 121052
being No 152403816 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.07.05 15:34:04 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 05-07-2018 15:31:33
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)