

15/10/23 VC-339/23

I-1539/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 253335

1/2/23
8.29
e-2247808

Certification of the instrument is addressed to
registrars. The instrument sheets and
the instrument sheets attached thereto
form part of the instrument.



District Sub-Register-III
Alinore, South 24-parganas

02-02-23

DEVELOPMENT AGREEMENT ALONG WITH

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPMENT POWER

OF ATTORNEY is made on this 01st day of February,

Two Thousand Twenty Three (2023) BETWEEN

Sl. No. 12587 Date 31/01/2023
Sold to Basudeb Pal
of 144 Baghajatin Station Road, Kol-700032
Rupees 500/-

Das
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

- Basudeb Pal

824

- For Prilltech Engineering

Basudeb Pal

Partner

825

= For Prilltech Engineering

Saxmistha Pal

Partner

826

- Anita Das

827

Identified by:

Surya Prasad Datta
Alipore Judges Court, Adm.
Kolkata-700027.



SMT. ANITA DAS, PAN : AMPPD7919Q, Aadhaar No. 9757 1943 1133, wife of Sri Shyam Sundar Das, daughter of Jitan Chandra Barai, by Nationality – Indian, by faith – Hindu, by occupation - Housewife, residing at A/41, Rabindra Pally, Baghajatin, Post Office – Baghajatin, Police Station - Patuli, Kolkata – 700086, hereinafter called and referred to as the “**OWNER/LAND OWNER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

PRITITECH ENGINEERING, PAN : AAPFP9684G, a Partnership Firm, having its registered office at 65, Baghajatin E-Block East, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, being constituted and represented by its Partners namely **(1) SRI BASUDEB PAL, PAN : AIUPP5001G, Aadhaar No. 6406 6642 1738**, son of Late Phani Bhusan Pal, by Nationality - Indian, by faith - Hindu, by occupation - Business, at present residing at “Shatabdi Apartment”, Flat No. 4A, 144, Baghajatin Station Road, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, **AND (2) SMT. SARMISTHA PAL, PAN : AGHPP1452C, Aadhaar No. 4310 6527 8933**, wife of Sri Basudeb Pal, by Nationality - Indian, by faith – Hindu, by occupation - Business, at present residing at “Shatabdi Apartment”, Flat No. 4A, 144, Baghajatin Station Road, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives, successors-in-interest and office and assigns and partner or partners for the time being of the said firm) of the **OTHER PART**.

WHEREAS by virtue of a registered **Deed**, registered in the Office of Sub-Registrar at Alipore and entered into Book No. I, Volume No.54, at Pages 63 to 65, **Being No. 3003, for the year 1952**, the previous owners namely **Sri Taran Krishna Ray**, son of Late Bhuson Chandra Roy of Putiari, Police Station - Behala, at present District : 24-Parganas (South) and **Sri Satish Chandra Baidya**, son of Late Tarak



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01 FEB 2023



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AND WHEREAS the aforesaid entire land was at first under the jurisdiction of the Haltu Union Board, thereafter Bademasur Gram Panchayat and thereafter Jadavpur Municipality and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No. 101, Kolkata – 700086;

AND WHEREAS said Sri Dilip Kumar Dey and Smt. Anita Dey were jointly seized and sufficiently entitled to the said entire land measuring an area of **15 (Fifteen) Cottahs** as described above and the said land had been recorded in the Office of Revenue Officer, West Bengal and the said Sri Dilip Kumar Dey and Smt. Anita Dey also recorded their entire property in the record of The Kolkata Municipal Corporation, and it was known as the **K.M.C. Premises No. 666, Baishnab Ghata Patuli**, Assessee No. 31-101-09-0793-0, within the K.M.C. Ward No. 101, Kolkata – 700086;

AND WHEREAS being in need of money and various legal reasons, the said owners namely Sri Dilip Kumar Dey and Smt. Anita Dey, then resided at 76, Tanu Pukur Road, Post Office - Dhakuria, Police Station - Kasba, Kolkata – 700031, through their lawful attorney Sri Subir Dutta, son of Late Sukumar Dutta, of 49/58, P.G.M. Saha Road, Kolkata - 700033, appointed by a General Power of Attorney registered in the Office of the D.S.R.-IV, Alipore and recorded in Book No. IV, being Deed No. 182, for the year 2003, **sold** conveyed and transferred a demarcated plot of land measuring an area of **04 (Four) Cottahs 01 (One) Chittack 17 (Seventeen) Sq.ft.** more or less out of aforesaid entire land measuring an area of 15 (Fifteen) Cottahs, lying and situated at Mouza – Chakmasur, J.L. No. 30, R.S. No. 21½, Touzi No. 151, comprising in C.S. Dag No. 35, under C.S. Khatian No. 34, corresponding to R.S. Dag No. 44, under R.S. Khatian No. 45, Pargana – Khaspur, within Police Station - Tollygunge Sadar thereafter Jadavpur now Patuli, being part of the K.M.C. Premises No. 666, Baishnab Ghata Patuli, Assessee No. 31-101-09-0793-0, within the K.M.C. Ward No. 101, Kolkata – 700086, Sub-Registrar Office at Alipore, District : South 24-Parganas, free from all encumbrances at a highest marketable consideration price, in favour of **Smt. Anita Das** (the present OWNER herein), by virtue of a registered **Deed of Indenture** dated **05/09/2005**, registered in the Office of the A.D.S.R, at Alipore and entered into Book No. I, Volume No. 164, at Pages 114 to 139, **Being No. 02107, for the year 2006**;



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AND WHEREAS Smt. Anita Das, the Land Owner herein, recorded and **mutated** her aforesaid entire property with the record of the Kolkata Municipal Corporation (K.M.C.), and it is known and numbered as the **K.M.C. Premises No. 666/2, Baishnab Ghata Patuli**, Assessee No. 31-101-09-1086-2, within the K.M.C. Ward No. 101, P.S. Jadavpur now Patuli, Kolkata - 700086;

AND WHEREAS in pursuance of the aforesaid facts, Smt. Anita Das, the Land Owner herein, is now sole owner, seize and possess and well sufficiently entitled of **ALL THAT** piece and parcel of demarcated plot of bastu land measuring about 04 (Four) Cottahs 01 (One) Chittack 17 (Seventeen) Sq.ft. more or less, lying and situated in C.S. Dag No. 35, under C.S. Khatian No. 34, corresponding to R.S. Dag No. 44, under R.S. Khatian No. 45, corresponding to L.R. Dag No. 44, under L.R. Khatian No. 213 of Mouza - Chakmasur, J.L. No. 30, R.S. No. 21½, Touzi No. 151, Pargana – Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 666/2, Baishnab Ghata Patuli, Assessee No. 31-101-09-1086-2, within the K.M.C. Ward No. 101, P.O. Baghajatin, Kolkata – 700086, and this property hereinafter referred to as the **said land / said premises** and morefully described in the **SCHEDULE 'A'** hereunder written;

AND WHEREAS the OWNER is very much desirous to construct a multi-storied building on the **said land** and to do and to make construction of the said new building on the **said land** but due to paucity of fund and also lack of experience, she cannot do the same. Upon knowledge of such desire the DEVELOPER herein has approached the OWNER herein for development of the **said land** which the OWNER has agreed to do so, as per the terms and conditions mentioned hereinafter;

AND WHEREAS the DEVELOPER herein has agreed to make the construction of the proposed new multi-storied building with lift facility on the **said land** and the OWNER shall get flat and car parking space in proposed building from the DEVELOPER herein, which is called as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** below. The OWNER will also enjoy undivided proportionate share of land and also common rights and facilities of the proposed building. The DEVELOPER herein shall get rest constructed portion of the proposed

building, which is called as the **DEVELOPER'S ALLOCATION** as described in the **SCHEDULE 'C'** below along with undivided proportionate share of land and common rights and facilities of the proposed building;

AND WHEREAS the DEVELOPER shall erect the entire proposed building at their cost and their supervision and labour and the entire building shall be erected as per annexed specification and also as per building plan at the cost of the DEVELOPER and to meet up such expenses, the DEVELOPER shall collect the entire money from the sale out of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties/intending purchasers from whom the DEVELOPER shall collect the entire cost of construction as well as the cost of land in connection with the **DEVELOPER'S ALLOCATION**.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions :-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:

(a) **OWNER** : shall mean the Parties of the **FIRST PART** herein i.e. **SMT. ANITA DAS**, wife of Sri Shyam Sundar Das; residing at A/41, Rabindra Pally, Baghajatin, Post Office – Baghajatin, Police Station - Patuli, Kolkata – 700086, which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns.

(b) **DEVELOPER** : shall mean the Party of the **SECOND PART** herein i.e. **PRITITECH ENGINEERING**, a Partnership Firm, having its registered office at 65, Baghajatin E-Block East, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, being constituted and represented by its Partners namely **(1) SRI BASUDEB PAL**, son of Late Phani Bhusan Pal, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin Station Road, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, **AND (2) SMT. SARMISTHA PAL**, wife of Sri Basudeb Pal, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin Station Road, Post Office – Jadavpur

University, Police Station – Jadavpur, Kolkata – 700032, which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives, successors-in-interest and office and assigns and partner or partners for the time being of the said firm.

(c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.

(d) **PROPERTY** : shall mean the land measuring an area of 04 (Four) Cottahs 01 (One) Chittack 17 (Seventeen) Sq.ft. more or less, lying and situated in C.S. Dag No. 35, under C.S. Khatian No. 34, corresponding to R.S. Dag No. 44, under R.S. Khatian No. 45, corresponding to L.R. Dag No. 44, under L.R. Khatian No. 213 of Mouza - Chakmasur, J.L. No. 30, R.S. No. 21½, Touzi No. 151, Pargana – Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 666/2, Baishnab Ghata Patuli, Assessee No. 31-101-09-1086-2, within the K.M.C. Ward No. 101, P.O. Baghajatin, Kolkata – 700086, as mentioned and described in the **SCHEDULE 'A'** hereunder written.

(e) **BUILDING** : shall mean the proposed multi-storied building with lift facility to be constructed on the **said premises** as per building plan may be sanctioned and regularized by The Kolkata Municipal Corporation and/or any concerned authority.

(f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, ultimate roof of the building, stair case, stair ways, passages ways, pump room, meter space, of the proposed building, water and water lines, common electric lines and installations, plumbing lines, underground water reservoir, overhead water tank, septic tank, water pump and motor and other facilities as mentioned in the SCHEDULE "D" hereunder written which may be mutually agreed between the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the proposed multi-storied building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the DEVELOPER and also the OWNER of the building.

(g) **OWNER'S ALLOCATION** : The OWNER shall get 50% (Fifty percent) of the Ground Floor at the Western portion of the building which include one Shop room and Car parking Space are of the proposed building; the OWNER shall get one Flat i.e. 50% area from the First Floor at the South-North-East side of the proposed building and the OWNER shall also get another one Flat i.e. 50% area from the Second Floor at the South-North-West side of the proposed building. Besides above the OWNER shall also get from the DEVELOPER a non-refundable sum of Rs.33,00,000/- (Rupees Thirty three lac) only by two separate instalments as follows : (i) Rs.10,00,000/- (Rupees Ten lac) only already paid before execution of this Agreement and (ii) balance amount of Rs.23,00,000/- (Rupees Twenty three lac) only is to be paid at the time of handing over the entire OWNER'S ALLOCATION. This is called as the **OWNER'S ALLOCATION** mentioned in the **SCHEDULE 'B'** hereunder written and shall also enjoy the undivided proportionate share of land and other common rights and facilities etc.

(h) **DEVELOPER'S ALLOCATION** : The DEVELOPER herein shall get rest construction area of the proposed building. The DEVELOPER shall also enjoy common rights and facilities of the building as mentioned in the **SCHEDULES 'A' and 'D'** hereunder written, excluding above mentioned OWNER'S ALLOCATION. This is called the **DEVELOPER'S ALLOCATION** as described in the **SCHEDULE 'C'** below.

(i) **THE LBS/ARCHITECT** : shall mean such persons who will be appointed by the DEVELOPER for both designing and planning the building on the said premises.

(j) **BUILDING PLAN** : shall mean such plan to be prepared by the L.B.S./Architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation and/or any concerned authority at the cost of the DEVELOPER.

(k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.

(l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building shall be transferred.

2. **THIS AGREEMENT** shall be effected from the date of execution of this Agreement.

3. **THE OWNER DECLARES as follows :-**

(a) That she is the absolute sole owner and seized and possessed of and/or well and sufficiently entitled to the said land measuring an area of 04 (Four) Cottahs 01 (One) Chittack 17 (Seventeen) Sq.ft. more or less, lying and situated in C.S. Dag No. 35, under C.S. Khatian No. 34, corresponding to R.S. Dag No. 44, under R.S. Khatian No. 45, corresponding to L.R. Dag No. 44, under L.R. Khatian No. 213 of Mouza - Chakmasur, J.L. No. 30, R.S. No. 21½, Touzi No. 151, Pargana – Khaspur, Sub-Registry Office at Alipore, P.S. Jadavpur now Patuli, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 666/2, Baishnab Ghata Patuli, Assessee No. 31-101-09-1086-2, within the K.M.C. Ward No. 101, P.O. Baghajatin, Kolkata – 700086, as described in the **SCHEDULE 'A'** below.

(b) That the **said premises** is free from all encumbrances and the OWNER has a good marketable title in respect of the **said premises** as described in the **SCHEDULE 'A'** below.

(c) That the **said premises** is free from all sorts encumbrances, charges, liens lispensens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

4. **THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as followings :-**

(a) That the OWNER has hereby granted exclusive right to the DEVELOPER to construction of proposed building on the **said premises** by the DEVELOPER in accordance with the plan or plans to be sanctioned and regularized by The Kolkata Municipal Corporation at the cost of the DEVELOPER.

(b) The **OWNER'S ALLOCATION** : The DEVELOPER shall give the OWNER as the OWNER'S ALLOCATION as described in the **SCHEDULE 'B'** hereunder written.

(c) That all applications, plans and other papers and documents as may be required by the DEVELOPER for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/addition/modification/verification of the sanctioned building plan from the appropriate authorities, will be prepared signed and submitted by the DEVELOPER for and in the name of the OWNER at the cost of DEVELOPER and if any alteration/addition/modification of making further plans for proposed construction are required, considering such requirements the OWNER shall have no objection without any interruption.

(d) For all that purpose of sanction of building plan, applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities, the DEVELOPER shall appear, represent, sign before the concerned authorities on behalf of the OWNER in her name and on her behalf in connection with any or all of the matters aforesaid and the OWNER in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the DEVELOPER for the interest of the proposed project.

(e) That the DEVELOPER Firm shall erect the multi-storied residential building in the **said premises** as per sanctioned building plan and for the same the OWNER shall put her signature as and when necessary and during construction or after construction the DEVELOPER shall sell only the DEVELOPER'S ALLOCATION excluding the OWNER'S ALLOCATION, together with proportionate undivided share of land and other common rights to the intending purchasers as the Attorney of the OWNER herein and receive part or full consideration money from the sale of part or full of the DEVELOPER'S ALLOCATION to be erected at the cost of the DEVELOPER.

(f) The DEVELOPER shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the **said premises** in order to make it perfect in all respects for construction of a multi-storied building with lift facility thereon in

accordance with the building plan to be sanctioned by the K.M.C. at the cost of the DEVELOPER'S FIRM.

(g) The DEVELOPER shall construct the new building and carry out all the acts through contractors and sub-contractors in such manner as may be thought fit and proper by them for such construction of the said proposed building with lift facility according to the building plan to be sanctioned and regularized by The Kolkata Municipal Corporation and/or any concerned authority and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the **said premises** in terms of this Agreement.

(h) That the DEVELOPER shall be exclusively entitled to their respective share of the DEVELOPER'S ALLOCATION in the proposed 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 others.

(i) The DEVELOPER shall apply in the name of the OWNER and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the OWNER shall not raise any objections for it; on the contrary the OWNER shall give full co-operations to the DEVELOPER for facilitating the proposed project.

(j) That the DEVELOPER shall at its own costs construct and complete the proposed building in the **said premises** in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office and also as per annexed specifications and the DEVELOPER shall take all the responsibility and risk regarding the construction of the proposed building.

(k) That the DEVELOPER shall install water-pump to be operated by the motor and water connection will be connected through water lines in each floors/flats, water storage tank on ground floor, overhead water reservoir, with suitable pump, electric wiring and installations other electrical things and also other facilities as are required

to be provided in the new building to be constructed by the DEVELOPER on ownership basis as mutually agreed upon.

5. THE OWNER HEREBY AGREES AND COVENANTS WITH THE DEVELOPER as follows :-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said proposed building at the **said premises** by the OWNER.
- (ii) Not to do any act or things whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any portion of the DEVELOPER'S ALLOCATION in the proposed building to be erected at the **said premises** as mentioned herein.
- (iii) The OWNER has given vacant possession of the **said premises** as mentioned in the **SCHEDULE "A"** hereunder to the DEVELOPER for making construction work of the proposed building as per sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the DEVELOPER.
- (iv) The DEVELOPER shall sell the all flats, car parking spaces, shops in the proposed building as the DEVELOPER'S ALLOCATION (strictly excluding the OWNER'S ALLOCATION) as described in the **SCHEDULE "C"** hereunder written **TOGETHER WITH** proportionate undivided share of land of the **said premises** and also right to use the common portions, ultimate roof of the building proportionately and proportionate services of common places. The DEVELOPER shall receive the advance and advances or part or full i.e. entire consideration money from the intending Purchasers of the related flats, car parking spaces, shops, etc. and/or right to use all other portions of the building of the DEVELOPER'S ALLOCATION and the DEVELOPER shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchasers and shall have right to execute and register all the Conveyance, Deeds or Agreement for Sale in favour of the intending Purchasers only upon the DEVELOPER'S ALLOCATION.
- (v) The OWNER hereby empowers and authorize the DEVELOPER to do this project in connection with the **said premises** as described in the **Schedule "A"**

hereunder written such as to sell or any kind of transfer of the DEVELOPER'S ALLOCATION through registered Deeds and to make Agreement for Sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and drainage plan and to take water and electric connection and also drainage and sewerage connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the DEVELOPER'S ALLOCATION, to negotiate any matter for the said property, etc. and for the same the OWNER execute Development Power of Attorney herewith in favour of the DEVELOPER.

6. THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER as follows :-

- (i) To get maximum sanction area, the DEVELOPER will take all the necessary steps and such sanction of addition and/or modification and/or alteration is required shall be done at the DEVELOPER'S cost.
- (ii) To complete the construction of the building within 24 (twenty four) months from the date of sanction of the building plan, If the proposed building will not be completed within aforesaid period then the Developer shall get further 06 (six) months for completion of the proposed building, it is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered, the such delay shall not be counted and the DEVELOPER shall have liberty to extend the time as per its requirement..
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the OWNER whereby the DEVELOPER is prevented from enjoying, selling, assigning and/or disposing of any of the DEVELOPER'S ALLOCATION in the proposed building.
- (v) The complete construction specification shall be part of the agreement under Annexure X.

7. MUTUAL COVENANT AND INDEMNITIES :-

- (i) The OWNER hereby undertakes that the DEVELOPER shall be entitled to sell the proposed construction excluding the OWNER'S ALLOCATION and shall enjoy their Allocation without interference or disturbances from the OWNER'S end, provided the DEVELOPER shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The OWNER shall deliver all the original title Deeds, link / chain deeds and other original papers in respect of the **said premises** as mentioned in the **SCHEDULE "A"** below to the DEVELOPER at the time of execution of this Agreement but the DEVELOPER shall have to hand over the such document to the authorise representative of Owners' Association of the proposed building after completion of the project and also completion of the registration of the DEVELOPER'S ALLOCATION.
- (iii) The OWNER shall clear up to date of signing of this indenture all the previous outstanding taxes of the K.M.C. and the outstanding land taxes in respect of the **said premises** and after taking possession of the OWNER'S ALLOCATION in the building to be erected, the OWNER shall pay the K.M.C. taxes and the maintenance charges of the OWNER'S ALLOCATION of the proposed building proportionately with the other co-owners of the proposed building from the issuing date of possession letter and/or completion certificate, whichever is earlier. The DEVELOPER shall pay the taxes during construction period of the proposed building as within mentioned till the handing over its allocation to the intending Purchasers as well as the Land Owner.
- (iv) The OWNER is sole owner of land measuring an area of 04 (Four) Cottahs 01 (One) Chittack 17 (Seventeen) Sq.ft. more or less as per deed; but at time of obtaining sanctioned building plan if it is found that the OWNER'S land area had been decreased due to expansion of adjacent road and/or railway track are and/or encroachment of the neighbouring plot holders, then the OWNER'S ALLOCATED non-refundable sum amount will be re-settled between the parties herein.

(v) The DEVELOPER shall take entire financial liability of the proposed project to be done on the **said premises** and the OWNER shall give full co-operation to the DEVELOPER.

(vi) The DEVELOPER shall take all the precaution at the time of construction of the proposed building on the **said premises** exclusively at its cost and for the same the OWNER shall not be financially liable.

(vii) In case of any accident or death of any labour during construction, the OWNER shall not take any liability for such unwanted accident or death.

(viii) Be it noted that by this Development Agreement along with Development Power of Attorney, the DEVELOPER shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a DEVELOPER without getting any ownership of any part of the property under mentioned schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the agreement/final document for transfer of the property between the OWNER and the DEVELOPER in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

(ix) In future any defect or lacuna in the title of the Land Owner is found or any outstanding or liability in respect of the **said premises** is found in such event, without prejudice to the Developer's other rights herein and/or the Developer at its absolute discretion shall have the following option :

(a) either to cancel this indenture and claim refund of all amounts paid or cause to be paid and incurred by the Developer in terms hereof together with all amounts which include construction cost, mutation, conversion, building plan sanction, whatsoever, spent by the Developer in pursuance of these presents and future together with interest thereon, **or**

(b) to remove the defect or lacuna in the title of the Land Owner in respect of the said property, the same shall be removed by the Land Owner at her own risk and cost.

- (x) Both the Parties herein mutually and amicably settled that if the DEVELOPER shall erect any further floor over and above the said ground plus three storied building, the OWNER shall get total consolidated amount of Rs.18,00,000/- (Rupees Eighteen Lakh) only against the said floor of the building and which will be also treated as the DEVELOPER'S ALLOCATION and for that reason OWNER shall always co-operate to the DEVELOPER herein for the said promotion work.

8. JURISDICTION :-

All courts, within the limits of Alipore, District : South 24-Parganas, and the High Court at Calcutta.

DEVELOPMENT POWER OF ATTORNEY

THE OWNER HEREBY EMPOWERS AND AUTHORISES AND APPOINTS THE DEVELOPER HEREIN AS HIS ATTORNEYS TO DO FOLLOWING ACTS :

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that I, **SMT. ANITA DAS, PAN : AMPPD7919Q, Aadhaar No. 9757 1943 1133**, wife of Sri Shyam Sundar Das, daughter of Jitan Chandra Barai, by Nationality – Indian, by faith – Hindu, by occupation - Housewife, residing at A/41, Rabindra Pally, Baghajatin, Post Office – Baghajatin, Police Station - Patuli, Kolkata – 700086, hereinafter called and referred to as the **PRINCIPAL/ EXECUTANT**, to nominate, constitute and appoint **(1) SRI BASUDEB PAL, PAN : AIUPP5001G, Aadhaar No. 6406 6642 1738**, son of Late Phani Bhusan Pal, by Nationality - Indian, by faith - Hindu, by occupation - Business, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin Station Road, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, **AND (2) SMT. SARMISTHA PAL, PAN : AGHPP1452C, Aadhaar No. 4310 6527 8933**, wife of Sri Basudeb Pal, by Nationality - Indian, by faith – Hindu, by occupation - Business, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin Station Road, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, both are **PARTNERS of PRITITECH ENGINEERING, PAN : AAPFP9684G**, a Partnership Firm, having its registered office at 65,


Baghajatin E-Block East, Post Office – Baghajatin, Police Station – Patuli, Kolkata – 700086, as my true and lawful ATTORNEYS to look after and perform all necessary works for dealing with my property mentioned in the **SCHEDULE “A”** hereinabove written and accordingly I authorise them to act jointly and/or individually in my name and on my behalf to execute and perform all or any of the following acts, deeds, matters and things for the purpose enumerated below:


1. To develop, construct, manage and look after, control and supervise the management, development and construction work and also to administer the **said premises** in my name and on my behalf in all respects.
2. To sign, execute, verify and to file complaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts, tribunals, forums, offices, competent authorities, if required and to accept services of all letters, summons, notices and other process of law, in my name and on my behalf regarding the **said premises**.
3. To appear in all cases, pending and to be filed in future, in connection with the **said premises** on my behalf and represent me in all cases in all courts, tribunals, forums, offices, competent authorities for doing all the necessary works as and when required under law.
4. To appear and represent me in all Courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ jurisdiction of the concerned High Court, B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, Kolkata Municipal Corporation Office, Electric Supply Authority or Office, Rent Control Office, CESC, and any other competent authority or authorities for the **said premises**.
5. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before the B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, and any competent authority or authorities for mutation and conversion of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.

6. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before Assessors and Collectors of the Kolkata Municipal Corporation and other concerned authorities in regard to mutation and fixation of ratable value in respect of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.

7. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications and plans required for approval of building plan, revised building plan, modify building plan, regularise building plan, completion plan, drainage/sewerage connection from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authorities and for that above said purpose my CONSTITUTED ATTORNEYS shall appear before the Court, the Kolkata Municipal Corporation, Registry Offices, Notary Publics and other competent authorities.

8. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications, plans and registered deed/documents including declaration, boundary declaration, gift deed to the K.M.C., strip of land to the K.M.C., etc. for sanction building plan, revised building plan, modify building plan, regularise building plan, any type of deviation occur, before starting and/or during construction of the building in the **said premises** and to appear before the Kolkata Municipal Corporation for further approval from the Kolkata Municipal Corporation authority and do all signature for getting approval of completion certificate from the Kolkata Municipal Corporation.

9. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans, etc. required for obtain water connection from the Kolkata Municipal Corporation at the **said premises**. 

10. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans etc. required for inside and outside drainage and sewerage system and connection with the Kolkata Municipal Corporation drainage and sewerage system for the **said premises**. 

11. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the new building at the **said premises**.
12. To perform all formalities and necessary works and sign and execute all things, instruments, applications, affidavits, undertakings, bonds, declarations, etc. for the **said premises** as and when required.
13. To sign, registry and execute all deeds, things, instruments, applications, affidavits, declarations which my said ATTORNEYS consider necessary for fully and effectually dispose of the rights and interest of the **said premises** only in respect of the Developer's Allocation.
14. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the **said premises**.
15. To appoint and engage Advocate, LBS, Engineer, Architect, specialised persons, etc. on my behalf, whenever my said ATTORNEYS shall think fit and proper, in respect of the **said premises**.
16. To make General Dairy, F.I.R, Complaint to Police Authority and/or Administrative Authority or Authorities or any Competent Authority for secures my legal rights on the **said premises**.
17. To negotiate all such terms and to agree to sell the DEVELOPER'S ALLOCATION (mentioned in the **SCHEDULE "C"** hereinabove written) or any part of it to any intending purchaser/purchasers and at such price which my said ATTORNEYS in their discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease for such sale, transfer or sales and/or any transfer deed(s) and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all agreements, agreement for sale and/or agreements for sale and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease in respect of the said DEVELOPER'S ALLOCATION and appear before the registry office(s) and present the same and

receive the earnest money and/or consideration money for the said DEVELOPER'S ALLOCATION or any part of it.

AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of the **said premises** mentioned hereunder.

AND I do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by my said ATTORNEYS which shall be constructed as acts, deeds, matters, steps, petitions, applications and things, done to all intents and purposes which I could do if personally present.

AND I the PRINCIPAL do hereby agree to ratify and confirm all acts and whatever my said ATTORNEYS shall do, execute or perform or cause to be done, executed and performed in exercise of the Power of Attorney hereunder conferred upon or otherwise expressed or intended.

SCHEDULE – "A" ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring an area of **04 (Four) Cottahs 01 (One) Chittack 17 (Seventeen) Sq.ft.** more or less, where on one multi-storied building with lift facility shall be erected as per sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation, lying and situated in C.S. Dag No. 35, under C.S. Khatian No. 34, corresponding to R.S. Dag No. 44, under R.S. Khatian No. 45, corresponding to L.R. Dag No. 44, under L.R. Khatian No. 213 of Mouza - Chakmasur, J.L. No. 30, R.S. No. 21½, Touzi No. 151, Pargana – Khaspur, Sub-Registry Office at Alipore, **P.S. Patuli** (formerly Jadavpur), in the **District : South 24-Parganas**, also within the area of the Kolkata Municipal Corporation, being the **K.M.C. Premises No. 666/2, Baishnab Ghata Patuli**, Assessee No. 31-101-09-1086-2, within the **K.M.C. Ward No. 101**, P.O. Baghajatin, Kolkata – 700086, along with all easement rights therein and the entire property is presently butted and bounded by :

ON THE NORTH	:	Land of Railway and their boundary line;
ON THE SOUTH	:	5.5 M. wide K.M.C. maintained Black Top Road;
ON THE EAST	:	Land of others;
ON THE WEST	:	Property of others.

SCHEDULE – “B” ABOVE REFERRED TO
(OWNER’S ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNER shall get 50% (Fifty percent) of the Ground Floor at the Western portion of the building which includes one Shop room and Car parking Space are of the proposed building; the OWNER shall get one Flat i.e. 50% area from the First Floor at the South-North-East side of the proposed building and the OWNER shall also get another one Flat i.e. 50% area from the Second Floor at the South-North-West side of the proposed building. Besides above the OWNER shall also get from the DEVELOPER a non-refundable sum of Rs.33,00,000/- (Rupees Thirty three lac) only by two separate instalments as follows : (i) Rs.10,00,000/- (Rupees Ten lac) only already paid before execution of this Agreement and (ii) balance amount of Rs.23,00,000/- (Rupees Twenty three lac) only is to be paid at the time of handing over the entire OWNER'S ALLOCATION and the OWNER shall also enjoy the undivided proportionate share of land and common rights and facilities of the building.

SCHEDULE – “C” ABOVE REFERRED TO
(DEVELOPER’S ALLOCATION)

The DEVELOPER herein shall get rest construction area of the proposed building as the DEVELOPER’S ALLOCATION, save and except the OWNER'S ALLOCATION mentioned hereinabove. The DEVELOPER shall enjoy the undivided proportionate share of the **said land** as mentioned in the **SCHEDULE ‘A’** hereinabove written and also right to use the common portions, common facilities and rights as mentioned in the **SCHEDULE ‘D’** below.

SCHEDULE – “D” ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, landings, lift, lift room and lift well, common passage, water line's and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings, vacant spaces, ultimate roof, stair, main gate and entrance, pump and motor, septic tank, water reservoir and water tank and plumbing lines, easement rights.

IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the **PARTIES** herein in Kolkata in presence of following **WITNESSES** :

1. Biswajit Chakraborty
 6 NO Full Bagan (N)
 Baghatia
 KOL - 700086

2. Mr. Anjoy Das
 222A TURK
 KOL 700086

Axita Das

Signature of the Land Owner
/ Principal / Executant

For Priltech Engineering
Bodhi Pal
Partner

For Priltech Engineering
Srimitha Pal
Partner

Signature of the Developer
/ Attorneys

Prepared as per instruction by
 the parties herein & Drafted by:

Surya Prasad Datta Roy
Surya Prasad Datta Roy
Advocate

Alipore Judges' Court,
 Kolkata – 700027.

MEMO OF MONEY RECEIPT

RECEIVED the sum of Rs.10,00,000/- (Rupees Ten lac) only by the Land Owner herein from the Developer herein as per terms of this Agreement mentioned hereinabove as following manner :

Date	Mode of Payment	Amount
22/12/2020	By Cheque, vide No. 412723 drawn on Vijaya Bank, Jadavpur Branch, Kolkata.	Rs.10,00,000/-
	TOTAL :	Rs.10,00,000/-

(Rupees Ten lac only)

WITNESSES :-

1. Biswajit Chakraborty
6 no Full Bagan (N)
Bagerajah
KOL-700086

Amita Das

2. Mr. Anjoy Das
222A Tulapur
KOL 700086

Signature of the Land Owner

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)












All Civil Work as per I.S.I. standard.

1. Entire Floor cut size Marble/Tiles inside the flat.
2. Sal wood frame in door.
3. Factory made phenol bonded ply flush door shutter in door.
4. M.S. Grill (Square Bar) and Aluminum sliding windows.
5. Putty in wall.
6. Weather coat paints (Asian paint/Berger/ICI) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger/ICI).
8. Colour glazed tiles (18"x12") in W.C. and toilet upto 6 feet height and 3 feet height in kitchen.
9. Polished Granite platform in kitchen.
10. Steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode/pan of Hindware/ Parryware in toilet and W.C. and one basin to be provided in toilet or W.C. or dining.
14. Gate in Main door.
15. IPS flooring on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO Mark plumbing fittings.
17. Boundary wall and gate provided suitably.
18. SUGR in Ground Floor with pump for water supply.
19. Lift shall be installed.

ELECTRICAL SPECIFICATION OF FLAT

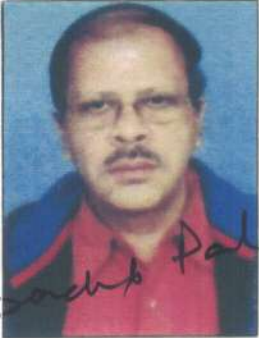










1. Bed Room : 3 Light points, 1 Fan point, 1 Plug point.
2. Drawing/Dining : 3 Light points, 1/2 Fan point, 1 Plug point, 1 Telephone point, 1 Cable point, 1 Plug point (15 amp.), 1 Calling Bell point.
3. Kitchen : 1 Light point, 1 Plug point (15 amp.), 1 Plug point (5 amp.), 1 Exhaust Fan point.
4. Toilet : 1 Light point, 1 Geyser point, 1 Exhaust Fan point.
5. W.C. : 1 Light point, 1 Exhaust Fan point.
6. Verandah : 1 Light Point, 1 Plug point.
7. One A.C. Point in 03 bed rooms.

It is noted that if any extra work is done out of the said specification by the OWNER, for such extra work, the OWNER shall pay the necessary cost to the DEVELOPER.

	Thumb	1st finger	middle finger	ring finger	small finger	
 Arzita Das	left hand					
	right hand					












Name..... Arzita Das

Signature..... Arzita Das

	Thumb	1st finger	middle finger	ring finger	small finger	
 Basudeb Pal	left hand					
	right hand					



Name..... BASUDEB PAL

Signature..... Basudeb Pal

	Thumb	1st finger	middle finger	ring finger	small finger	
 Sarmistha Pal.	left hand					
	right hand					

Name..... SARMISTHA PAL

Signature..... Sarmistha Pal

		Thumb	1st finger	middle finger	ring finger	small finger
 Surya Prasad Datta Roy	left hand					
	right hand					

Name.....SURYA PRASAD DATTA ROY

Signature.....Surya Prasad Datta Roy

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)
KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : I/C/846

Name : SURYA PRASAD DATTA ROY, Advocate

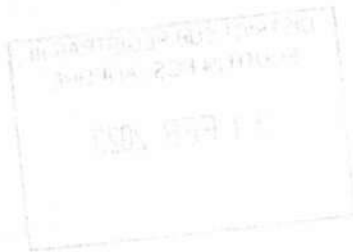
Father's/Husband's name : Late Samir Kumar Datta Roy

Address : Datta - Villa : 63, Baghajatin E Block East,
Baghajatin Station Road Kolkata-700 086

Ph. No. : 98318 32151/94332 13723/2425-9830 *Sudhanshu Basu*

W.B. Bar Council Enrolment No. : WB/753/2002 SECRETARY

Surya Prasad Datta Roy,
Adv.



Major Information of the Deed

Deed No :	I-1603-01530/2023	Date of Registration	02/02/2023
Query No / Year	1603-2000247806/2023	Office where deed is registered	
Query Date	31/01/2023 10:17:43 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 44,13,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 10,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Patuli, , Premises No: 666/2, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 1 Chatak 17 Sq Ft	1/-	44,13,001/-	Width of Approach Road: 18 Ft.,
Grand Total :				6.7421Dec	1 /-	44,13,001 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt ANITA DAS Wife of Shri Shyam Sundar Das A/41, Rabindra Pally, Baghajatin, City:- , P.O:- Baghajatin, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx9Q, Aadhaar No: 97xxxxxxx1133, Status :Individual, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2023 , Admitted by: Self, Date of Admission: 01/02/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRITITECH ENGINEERING 65, Baghajatin E-Block East, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: AAxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BASUDEB PAL (Presentant) Son of Late Phani Bhusan Pal "Shatabdi Apartment", 144, Baghajatin Station Road, Flat No: 4A, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx1G, Aadhaar No: 64xxxxxxxx1738 Status : Representative, Representative of : PRITITECH ENGINEERING (as Partner)
2	Smt SARMISTHA PAL Wife of Shri Basudeb Pal "Shatabdi Apartment", Flat No. , 144, Baghajatin Station Road, Flat No: 4A, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2C, Aadhaar No: 43xxxxxxxx8933 Status : Representative, Representative of : PRITITECH ENGINEERING (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt ANITA DAS, Shri BASUDEB PAL, Smt SARMISTHA PAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt ANITA DAS	PRITITECH ENGINEERING-6.74208 Dec

On 01-02-2023

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

Presented for registration at 20:29 hrs on 01-02-2023, at the Private residence by Shri BASUDEB PAL .,

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 44,13,001/-

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

Execution is admitted on 01/02/2023 by Smt ANITA DAS, Wife of Shri Shyam Sundar Das, A/41, Rabindra Pally, Baghajatin, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service

Indetified by Mr Surya Prasad Datta Roy, , , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-02-2023 by Shri BASUDEB PAL, Partner, PRITITECH ENGINEERING (Partnership Firm), 65, Baghajatin E-Block East, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Surya Prasad Datta Roy, , , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-02-2023 by Smt SARMISTHA PAL, Partner, PRITITECH ENGINEERING (Partnership Firm), 65, Baghajatin E-Block East, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr Surya Prasad Datta Roy, , , Son of Late S K Datta Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-02-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,060.00/- (B = Rs 10,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,060/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2023 3:36PM with Govt. Ref. No: 192022230276289421 on 01-02-2023, Amount Rs: 10,060/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CUBYBO04 on 01-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 6,571/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12587, Amount: Rs.500.00/-, Date of Purchase: 31/01/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2023 3:36PM with Govt. Ref. No: 192022230276289421 on 01-02-2023, Amount Rs: 6,571/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBYBOO4 on 01-02-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 52545 to 52577

being No 160301530 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.02 16:39:54 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/02 04:39:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)