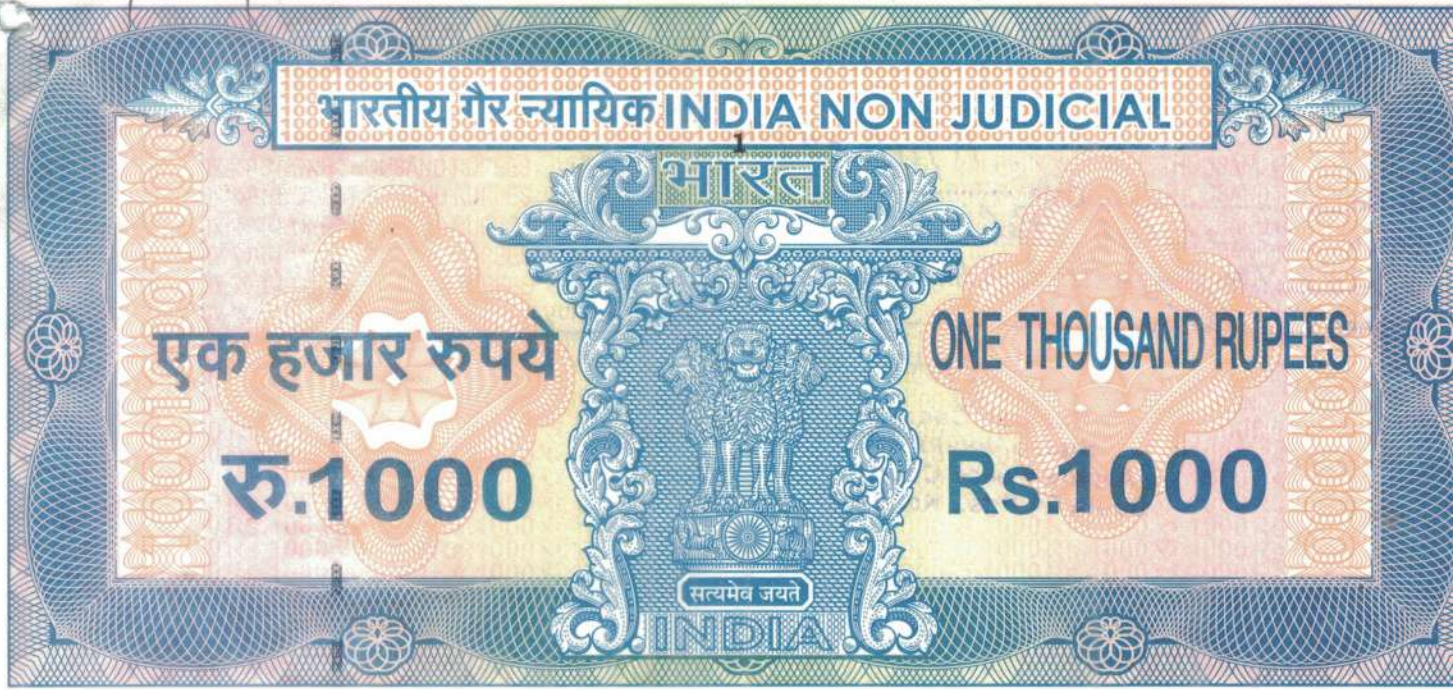


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I certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the parts of this document.

[Signature]

District Sub-Registrar-II
 Alipore, South 24-parganas

14 NOV 2022

DEVELOPMENT AGREEMENT ALONG WITH

DEVELOPMENT POWER OF ATTORNEY


THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPMENT POWER

OF ATTORNEY is made on this 14th day of November

Two Thousand Twenty Two (2022) BETWEEN

Rajat Khandelwal

Sl. No. 11116 Date 11/11/2022
Sold to Basudeb Pal
of 144, Baghajatin Station Road, Kolkata
Rupees 1,11,116/- 70032


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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
14 NOV 2022

Identified by
Surya Prasad Datta Ray
Adv.,
Alipore Judges' Court,
Kolkata 700027

SRI RAJAT KARMAKAR, PAN : AKRPK9702A, Aadhaar No. 9385 9660 4239, son of Late Prafulla Kumar Karmakar, by Nationality – Indian, by faith – Hindu, by occupation - Service, residing at 19, Swami Vivekananda Road (Extension), West Rajapur, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, 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 his 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 of Sale dated 15/06/1964, registered in the office of the Sub-Registrar, Alipore, 24-Parganas and recorded in Book No. I, Volume No. 107, at Pages 84 to 92, Being No. 5172, for the year 1964, one Sri Dilip Kumar Dasgupta, of 19, Eden Hospital Road, Kolkata – 700012, was sole owner, seized and possessed of one plot of land measuring an area of 05 (five)

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AND WHEREAS said Prafulla Kumar Karmakar died intestate on 05/03/2000, leaving behind his wife namely Smt. Anjali Karmakar, one son namely Sri Rajat Karmakar (the Land Owner herein) and one daughter namely Smt. Jayati Chowdhury, who jointly inherited the above mentioned plot of land measuring an area or 05 (five) Cottahs of said Prafulla Kumar Karmakar; and said Anjali Karmakar died intestate on 24/06/2014, leaving behind said son Sri Rajat Karmakar (the Land Owner herein) and daughter Smt. Jayati Chowdhury, who jointly inherited the above mentioned plot of land measuring an area or 05 (five) Cottahs according to the Hindu Succession Act, 1956 and Sri Rajat Karmakar and Smt. Jayati Chowdhury, each became owner of undivided 50% share of the said plot of land measuring an area or 05 (five) Cottahs, but then as per physical measurement the land area was 04 (four) Cottahs 13 (thirteen) Chittacks 33 (thirty three) Sq.ft. and a building standing thereon and rest land area had been exhausted due to the extension of the adjacent road area, lying and situated at the K.M.C. Premises No. 27, West Rajapur, within the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata – 700032;

AND WHEREAS by virtue of a registered Deed of Gift dated 03/08/2014, registered in the office of the A.D.S.R. Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 28, at Pages 4808 to 4823, Being No. 6801, for the year 2014, said Smt. Jayati Chowdhury, gifted conveyed and transferred her undivided 50% share of her aforesaid inherited property (land with structure), lying and situated at the K.M.C. Premises No. 27, West Rajapur, within the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata – 700032 in favor of her said brother namely Sri Rajat Karmakar (the Land Owner herein) and Sri Rajat Karmakar became absolute sole owner of the aforesaid entire demarcated plot of land measuring about 04 (four) Cottahs 13 (thirteen) Chittacks 33 (thirty three) Sq.ft. and a building standing thereon;

AND WHEREAS Sri Rajat Karmakar, the Land Owner herein, recorded and mutated his aforesaid entire property with the record of the Kolkata Municipal Corporation (K.M.C.), and it is known as the K.M.C. Premises No. 27, West Rajapur, Assessee No. 31-102-17-0027-0, within the K.M.C. Ward No. 102, P.S. Jadavpur, Kolkata - 700032;

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AND WHEREAS Sri Rajat Karmakar, the Land Owner herein, subsequently filed an application before the B.L. & L.R.O. Office at Kolkata for necessary Mutation and the concerned B.L. & L.R.O. Department after physical inspection and also after verifying all the papers and documents mutated Sri Rajat Karmakar's name in respect of the afore mentioned land in the L.R. Record of Right and in the L.R. Parcha, it has been categorically mentioned that the entire afore mentioned land measuring land area of 04 (four) Cottahs 13 (thirteen) Chittacks 33 (thirty three) Sq.ft. is lying and situated only in R.S. Dag No. 627, under R.S. Khatian No. 466, corresponding to L.R. Dag No. 627, under L.R. Khatian No. 2070 of Mouza - Rajapur, J.L. No. 23, District : South 24-Parganas. Thereafter Sri Rajat Karmakar, the Land Owner herein, converted the nature of the said land from 'Shali' to 'Bastu' from the Kolkata B.L. & L.R.O. vide Conversion Case No. CN/2022/1630/1242 (Memo No. 17/1345/BL & LRO/Kol dated 29/04/2022) for his ownership aforesaid plot of land situated in R.S. Dag No. 627, under R.S. Khatian No. 466, corresponding to L.R. Dag No. 627, under L.R. Khatian No. 2070 of Mouza -Rajapur, J.L. No. 23 in accordance with law;

AND WHEREAS after registration of the said Deed of Gift dated 03/08/2014, registrar at A.D.S.R. at Alipore and recorded into Book No. I, Deed No. 6801 for the year 2014, it was found that "corrected R.S. Dag No. 627, under R.S. Khatian No. 466 of Mouza - Rajapur, J.L. No. 23" had been wrongly mentioned as "Khatian No. 309, R.S. Khatian No. 627/279, of Mouza - Rajapur, J.L. No. 23" and also found that "corrected Premises No. 27, West Rajapur, Assessee No. 31-102-17-0027-0, within the K.M.C. Ward No. 102, corresponding to Postal No. 19, Swami Vivekananda Road (Extn.), West Rajapur, P.S. Jadavpur, Kolkata - 700032" had been wrongly mentioned as "Premises No. 19, Swami Vivekananda Road (Extn.), West Rajapur, P.S. Jadavpur, Kolkata - 700032" in different pages of the said Deed of Gift dated 03/08/2014; so Sri Rajat Karmakar, the Land Owner herein, declared by a Deed of Declaration dated 27/06/2022, registered in the office of the District Sub-Registrar-IV, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2022, at Pages 227024 to 227043, Being No. 160406987, for the year 2022, that hereinafter shall be always read as "corrected R.S. Dag No.627, under R.S. Khatian No. 466 of Mouza - Rajapur, J.L. No. 23" instead of wrongly mentioned "Khatian No.

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309, R.S. Khatian No. 627/279, of Mouza - Rajapur, J.L. No. 23" and also "corrected Premises No. 27, West Rajapur, Assessee No. 31-102-17-0027-0, within the K.M.C. Ward No. 102, corresponding to Postal No. 19, Swami Vivekananda Road (Extn.), West Rajapur, P.S. Jadavpur, Kolkata - 700032" instead of wrongly mentioned as Premises No. 19, Swami Vivekananda Road (Extn.), West Rajapur, P.S. Jadavpur, Kolkata - 700032" in different pages of the said Deed of Gift dated 03/08/2014;

AND WHEREAS Sri Rajat Karmakar, the Land Owner herein, after taking physical measurement of his aforesaid land, it is found out that he is now in physically possession on 04 Cottahs 10 Chittacks 5.6 Sq.ft. corresponding to 309.885 Sq.M. be the same a little more or less and he declared the same by a Boundary Declaration dated 01/11/2022, registered in the office of the District Sub-Registrar-III, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1603-2022, at Pages 534540 to 534551, Being No. 160316602, for the year 2022;

AND WHEREAS in pursuance of the aforesaid facts, Sri Rajat Karmakar, 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 13 (thirteen) Chittacks 33 (thirty three) Sq.ft. but physically possess on 04 (four) Cottah 10 (ten) Chitacks 5.6 (five point six) Sq.ft. more or less and a cemented flooring building standing thereon, lying and situated in R.S. Dag No. 627, under R.S. Khatian No. 466, corresponding to L.R. Dag No. 627, under L.R. Khatian No. 2070, of Mouza - Rajapur, J.L. No. 23, Touzi No. 109, Pargana - Khaspur, R.S. No. 14, Sub-Registry Office at Alipore, P.S. Jadavpur, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 27, West Rajapur, Assessee No. 31-102-17-0027-0, and postal/ mailing address 19, Swami Vivekananda Road (Extension), West Rajapur, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, and this property hereinafter collectively 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, he

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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 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 shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the **SCHEDULES 'A' and 'B'** below. 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;

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 and his legal heir/heirs, successor/successors, executor/executors, administrator /administrators, and legal representative/representatives hereinafter referred to as the Parties of **FIRST PART** herein.
 - (b) **DEVELOPER** : shall mean the Party of the **SECOND PART** herein for the time being and their respective legal heirs, successors, executors, administrators,

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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 13 (thirteen) Chittacks 33 (thirty three) Sq.ft. but physically possess on 04 (four) Cottah 10 (ten) Chitacks 5.6 (five point six) Sq.ft. more or less and a cemented flooring building standing thereon, lying and situated in R.S. Dag No. 627, under R.S. Khatian No. 466, corresponding to L.R. Dag No. 627, under L.R. Khatian No. 2070, of Mouza - Rajapur, J.L. No. 23, Touzi No. 109, Pargana – Khaspur, R.S. No. 14, Sub-Registry Office at Alipore, P.S. Jadavpur, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 27, West Rajapur, Assessee No. 31-102-17-0027-0, and postal/mailling address 19, Swami Vivekananda Road (Extension), West Rajapur, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, as mentioned and described in the **SCHEDULE 'A'** hereunder written.

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

(f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, 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.

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(g) **OWNER'S ALLOCATION** : The OWNER shall get entire Second Floor flat area of the proposed building, and two car parking spaces in back to back position on Ground Floor of the proposed building. The OWNER shall also enjoy undivided proportionate share of land and also common rights and facilities of the building as mentioned in the **SCHEDULES 'A' and 'D'** below. This is called the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** below. The DEVELOPER herein shall also pay Rs.38,00,000/- (Rupees Thirty Eight Lakh) only to the OWNER herein at the time of handover the OWNER'S ALLOCATION in the proposed building.

(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. 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.

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3. THE OWNER DECLARES as follows :-

(a) That he 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 13 (thirteen) Chittacks 33 (thirty three) Sq.ft. but physically possess on 04 (four) Cottah 10 (ten) Chitacks 5.6 (five point six) Sq.ft. more or less and a cemented flooring building standing thereon, lying and situated in R.S. Dag No. 627, under R.S. Khatian No. 466, corresponding to L.R. Dag No. 627, under L.R. Khatian No. 2070, of Mouza - Rajapur, J.L. No. 23, Touzi No. 109, Pargana – Khaspur, R.S. No. 14, Sub-Registry Office at Alipore, P.S. Jadavpur, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 27, West Rajapur, Assessee No. 31-102-17-0027-0, and postal/mailling address 19, Swami Vivekananda Road (Extension), West Rajapur, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, 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 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. It is noted that after completion of the entire building the DEVELOPER herein shall intimate the Land Owner for taking the possession of his allocation and if the Land

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Owner shall not receive on and within 15 (fifteen) days from the date of the notice/intimation, then the DEVELOPER shall handover of their Allocation to the intending buyers.

(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/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/modification of making further plans for proposed construction are required, considering such requirements the OWNER shall give such written permission to the DEVELOPER 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 his name and on his 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 his 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

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respects for construction of a multi-storied building thereon in accordance with the building plan at the cost of the DEVELOPER.

(g) The DEVELOPER shall construct the building and to supervise and carry out all the acts through contractors and sub-contractors in such manner as may be think fit and proper by it for such construction of the said multi-storied residential building with lift facility according to the building plan to be sanctioned by The Kolkata Municipal Corporation and/or any concerned authority referred to in this Agreement on the **said premises** 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 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 for doing the proposed project.

(j) That the DEVELOPER shall at their 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 and further covenant to complete the said building within 24 (twenty four) months from the date of sanction of the building plan and/or from the date of vacating of the premises whichever is later.

(k) That the DEVELOPER shall install in the proposed building at its own costs the 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

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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 for the sale of the flats etc. therein on ownership basis.

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 DEVELOPER but to inspect the project and the materials to be used for construction.

(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 positively gives 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 at the cost of the DEVELOPER.

(iv) The DEVELOPER shall sell the flats of the proposed building of 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, 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, 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.

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(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 modification 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 and/or from the date of vacating of the **said premises** whichever is later, 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 time of the project shall be extended for such delayed period. If the DEVELOPER shall not deliver the OWNER'S ALLOCATION within the stipulated period then the DEVELOPER shall pay the sum of Rs.15,000/- (Rupees Fifteen Thousand) only per month till the date of handing over the OWNER'S ALLOCATION.

(iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building as well as not deviate in construction from the K.M.C. Building Rules.

Rajat Kanak

(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) All deeds and documents on the DEVELOPER'S ALLOCATION shall be registered by the DEVELOPER on behalf of the OWNER by virtue of registered Development Power of Attorney.

(vi) The construction specification as annexed herewith shall be the part of the agreement marked as 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** to the DEVELOPER at the time of execution of this Agreement as mentioned in the **SCHEDULE "A"** below but the DEVELOPER shall have to hand over the such document to the 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

Rejat Kanak

as within mentioned till the handing over its allocation to the intending Purchasers as well as the Land Owner.

(iv) The OWNER shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

(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) Entire existing structure on the **said premises** shall be demolished by the OWNER.

(ix) 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.

8. JURISDICTION :-

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

Rajat Kanak

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, **SRI RAJAT KARMAKAR, PAN : AKRPK9702A, Aadhaar No. 9385 9660 4239**, son of Late Prafulla Kumar Karmakar, by Nationality – Indian, by faith – Hindu, by occupation - Service, residing at 19, Swami Vivekananda Road (Extension), West Rajapur, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, 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.

Rajat Karmakar

2. To sign, execute, verify and to file plaints, 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,

Rejat Kamal

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

Rejat Kanah

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.

Rajat Kanak

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 13 (thirteen) Chittacks 33 (thirty three) Sq.ft. but physically possess on 04 (four) Cottah 10 (ten) Chitacks 5.6 (five point six) Sq.ft. more or less and one old pucca two storied building with cemented flooring standing thereon, ground floor measuring an area of 910 Sq.ft. more or less and first floor measuring an area of 935 Sq.ft. more or less, where on one multi-storied building shall be erected after demolition of the existing building therein, lying and situated in R.S. Dag No. 627, under R.S. Khatian No. 466, corresponding to L.R. Dag No. 627, under L.R. Khatian No. 2070, of Mouza - Rajapur, J.L. No. 23, Touzi No. 109, Pargana – Khaspur, R.S. No. 14, Sub-Registry Office at Alipore, P.S. Jadavpur, in the District : South 24-Parganas, also within the area of the Kolkata Municipal Corporation, in the K.M.C. Ward No. 102, being the K.M.C. Premises No. 27, West Rajapur, Assessee No. 31-102-17-0027-0, and postal/mailling address 19, Swami Vivekananda Road (Extension), West Rajapur, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, along with all easement rights therein and the entire property is presently butted and bounded by :

ON THE NORTH : 1.775 M. wide K.M.C. maintained Road;

ON THE SOUTH : 3.670 M. wide K.M.C. maintained Road;

ON THE EAST : 20, Swami Vivekananda Road;

ON THE WEST : 18, Swami Vivekananda Road.

Rajat Kamal

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

The OWNER shall get entire Second Floor flat area of the proposed building, and two car parking spaces in back to back position on Ground Floor of the proposed building, as the OWNER’S ALLOCATION from the DEVELOPER to the OWNER. The OWNER 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. The DEVELOPER herein shall also pay Rs.38,00,000/- (Rupees Thirty Eight Lakh) only to the OWNER herein at the time of handover the OWNER’S ALLOCATION in the proposed 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, common passage, water line's and water, lift, lift room and lift well of the building, electricity main line and its wiring, land of the premises and boundary wall, fixtures and fittings, vacant spaces, roof, stair, main gate and entrance, pump and motor, septic tank, water reservoir and water tank and plumbing lines, easement rights.

Rajat Kanat

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. Subhasish Kar
Matri Bhaban
E Block East,
Bagan Jatin Stn. Road Rajat Kanaka
KOL-86

Signature of the Land Owner
/ Principal / Executant

2. Ruma Kar
"Matri Bhaban"
E Block East,
Bagan Jatin Stn.
Road, KOL-86.

For Priltech Engineering

Bandyopadhyay
PARTNER

For Priltech Engineering

Sarmistha Pal
PARTNER

Signature of the Developer
/ Attorneys

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


WPB/753/2002

Surya Prasad Datta Roy
Advocate

Alipore Judges' Court,

Kolkata - 700027.

SCHEDULE OF WORK
(SPECIFICATION OF THE BUILDING CONSTRUCTION)

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

1. Entire Floor vitrified tiles inside the flat, Marble in staircase.
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. Plaster of Paris in wall.
6. Weather coat paints (Asian paint/Berger) in outside wall.
7. Synthetic enamel paint in doors & windows grill (Asian paint/Berger).
8. Colour glazed tiles (8"x12") in W.C. and toilet upto 6 feet height and 3 feet height in kitchen.
9. Polished Granite on kitchen platform.
10. Steel sink in kitchen.
11. Concealed electrical & water supply line.
12. Verandah railing up to window seal height.
13. White vitreous commode, pan, and basin of Hindware/ Parryware.
14. Main door one side Teak finishes with necessary fittings.
15. Roof tiles on roof for leak and heat proof with a coat of SIKALATEX.
16. ESSCO Mark plumbing fittings.
17. Two Nos. of Sheetgate in boundary wall for easy access.
18. Lift (Gee Elevator or equivalent) shall be installed in the proposed building.
17. In utility room one sink and washing machine point.

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, 2 Plug point (15 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. |
| 7. | Flat wise separate Main Switch. | |

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.

Rajat Karned

Thumb

1st finger

middle finger

ring finger

small finger



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

Name... RAJAT KARMAKAR

Signature... *Rajat Karmakar*

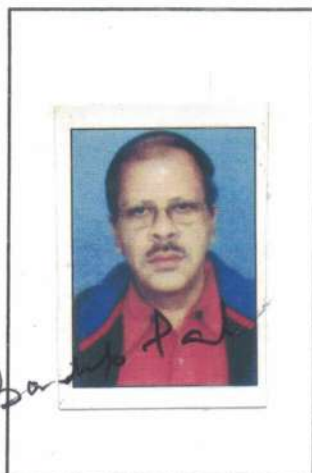
Thumb

1st finger

middle finger

ring finger

small finger



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

Name... BASUDEB PAL

Signature... *Basudeb Pal*

Thumb

1st finger

middle finger

ring finger

small finger



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

Name... SARMIKHA PAL

Signature... *Sarmistha Pal*



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

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

Sudhansu Das
SECRETARY



Surya Prasad Datta Roy
Adv.

Major Information of the Deed

Deed No :	I-1603-17313/2022	Date of Registration	14/11/2022
Query No / Year	1603-2003220006/2022	Office where deed is registered	
Query Date	12/11/2022 3:26:38 PM	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]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 67,90,812/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 60/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: West Rajapur, , Premises No: 27, , Ward No: 102 Pin Code : 700032

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 10 Chatak 5.6 Sq Ft	1/-	55,45,437/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.6441Dec	1 /-	55,45,437 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1845 Sq Ft.	1/-	12,45,375/-	Structure Type: Structure
Gr. Floor, Area of floor :910 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 935 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1845 sq ft	1 /-	12,45,375 /-	




Land Lord Details :



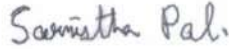
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RAJAT KARMAKAR Son of Late Prafulla Kumar Karmakar Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office			
	14/11/2022	LTI 14/11/2022	14/11/2022	
19, Swami Vivekananda Road Extension, West Rajapur, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx2A, Aadhaar No: 93xxxxxxxx4239 , Status :Individual, Executed by: Self, Date of Execution: 14/11/2022 , Admitted by: Self, Date of Admission: 14/11/2022 ,Place : Office				

Developer Details :



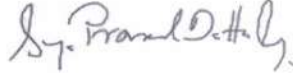
SI No	Name,Address,Photo,Finger print and Signature
1	PRITITECH ENGINEERING 65, Baghajatin E-Block East, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: AAxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BASUDEB PAL (Presentant) Son of Late Phani Bhusan Pal Date of Execution - 14/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office			
	Nov 14 2022 12:27PM	LTI 14/11/2022	14/11/2022	
"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.:: Alxxxxxx1G, Aadhaar No: 64xxxxxxxx1738 Status : Representative, Representative of : PRITITECH ENGINEERING (as Partner)				

2	Name	Photo	Finger Print	Signature
	Smt SARMISTHA PAL Wife of Shri Basudeb Pal Date of Execution - 14/11/2022, , Admitted by: Self, Date of Admission: 14/11/2022, Place of Admission of Execution: Office			
		Nov 14 2022 12:26PM	LTI 14/11/2022	14/11/2022
"Shatabdi Apartment", Flat No. , 144, Baghajatin Station Road, Flat No: 4A, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Benga;, 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			
	14/11/2022	14/11/2022	14/11/2022
Identifier Of Shri RAJAT KARMAKAR, , , Shri BASUDEB PAL, Smt SARMISTHA PAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri RAJAT KARMAKAR	PRITITECH ENGINEERING-7.64408 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri RAJAT KARMAKAR	PRITITECH ENGINEERING-1845.00000000 Sq Ft

On 14-11-2022

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 11:39 hrs on 14-11-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS 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 67,90,812/-

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

Execution is admitted on 14/11/2022 by Shri RAJAT KARMAKAR, Son of Late Prafulla Kumar Karmakar, 19, Swami Vivekananda Road Extension, West Rajapur, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, 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 14-11-2022 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 14-11-2022 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2022 2:43AM with Govt. Ref. No: 192022230172044031 on 14-11-2022, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYUHNC2 on 14-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11116 Amount: Rs.1,000.00/-, Date of Purchase: 11/11/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2022 2:43AM with Govt. Ref. No: 192022230172044031 on 14-11-2022, Amount Rs: 9,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYUHNC2 on 14-11-2022, 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 1603-2022, Page from 561351 to 561382

being No 160317313 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.14 12:46:53 +05:30
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(Debasish Dhar) 2022/11/14 12:46:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

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