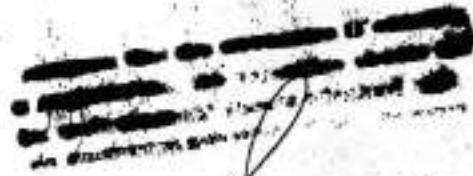




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 413584

APARTTECH




District Sub-Registrar-IV
Ampore, South 24-Pgs.

12 MAY 2021

17/6/21

THIS DEVELOPMENT AGREEMENT ALONGWITH
DEVELOPMENT POWER OF ATTORNEY made this the 12th
day of May Two Thousand and Twenty one (2021)
BETWEEN

BETWEEN


Advocate

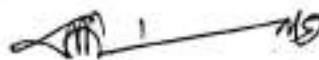
9. 9/39/3/21

(1) SRI MADHUSUDHAN DEY, (PAN-AIOPD4755D), (Aadhaar No.880692365320), by Occupation - Business, (2) SRI SANJIB KUMAR DEY, (PAN-ALFPD7884H), (Aadhaar No.223269972640), by Occupation - Business, and (3) SRI TARUN KUMAR DEY, (PAN-ALLPD3664K), (Aadhaar No.697050573254), by Occupation-Service, all sons of Late Arjun Chandra Dey and Smt. Sindhu Rani Dey, all by faith - Hindu, all by Nationality - Indian, all of residing at 104, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, hereinafter called and referred to as the "OWNERS/FIRST PARTIES" (which expression unless repugnant to the context shall mean and include their heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the ONE PART

AND

MESSRS APARTTECH, (PAN-AGWPM5625R), a proprietorship Firm having its Office at 129/8, Purbachal Kalitala Road, presently Police Station - Garfa, (formerly Police Station - Kasba), Kolkata - 700078, represented by its sole Proprietor namely SRI MANORANJAN MONDAL, (PAN-AGWPM5625R), Aadhar No.5180 4056 3363, son of Late Biswanath Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, presently Police Station - Garfa, (formerly Police Station - Kasba), Kolkata - 700078, hereinafter called and referred to as the "DEVELOPER/ SECOND PARTY" (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the OTHER PART

WHEREAS by virtue of a registered Deed of Sale dated 22.06.1962, registered at Sub-Registrar, Alipore and recorded into Book No.1, Volume No.82, at Pages 204 to 208, Deed No.5401 for the year 1962 one Arjun Chandra Dey, deceased father of the present Land Owners herein purchased one plot of land measuring an area of 11 (Eleven) Decimals situated at Mouza-Kasba, J.L. No.13, Touzi No. 145, R.S. No. 233,

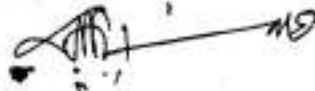


comprising in R.S. Dag No.4127, under R.S. Khatian No.866, within the presently P.S. Garfa, formerly P.S. Kasba, Kolkata - 700078, from the then Owner/vendor namely Sri Nirmal Krishna Guha, son of Late Bidhu Bhusan Guha, residing at Sucheta Nagara, Haltu for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale dated 12.12.1973, registered at Sub-Registrar, Alipore and recorded into Book No.1, Volume No.127, at Pages 67 to 71, Deed No.5534 for the year 1973 one Smt. Sindhu Rani Dey, deceased mother of the present Land Owners herein purchased one plot of land adjacent to her husband's plot of land measuring an area of 2 (Two) Cottahs situated at Mouza-Kasba, J.L. No.13, Touzi No. 145, R.S. No. 233, Pargana - Kalikata, comprising in R.S. Dag No.4129, under R.S. Khatian No.364, within the presently P.S. Garfa, formerly P.S. Kasba, Kolkata - 700078, from the then Owner/vendor namely Sri Sona Lal Sau, son of Baharan Sau, residing at 26/5, River Road, Fatepur Colony, P.S. Chittaranjan, District Bourdwan for a valuable consideration as mentioned therein.

AND WHEREAS said Arjun Chandra Dey, died intestate on 28.11.2006, leaving behind his three sons, the Owners herein and his wife namely Smt. Sindhu Rani Dey, since deceased inherited the said plot of land measuring an area of 11 (Eleven) Decimeals corresponding to 06 (Six) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. more or less situated at Mouza-Kasba, J.L. No.13, comprising in R.S. Dag No.4127, under R.S. Khatian No.866, within the KMC Ward No.106, within the presently P.S. Garfa, formerly P.S. Kasba, Kolkata - 700078, as per Hindu Succession Act, 1956.


AND WHEREAS said Smt. Sindhu Rani Dey, died intestate on 03.12.2012, leaving behind his three sons, the Owners/Vendors herein inherited the said plot of land measuring an area of 2 (Two) Cottahs situated at Mouza-Kasba, J.L. No.13, comprising in R.S. Dag No.4129, under R.S. Khatian No.364, within the KMC Ward No.106, within the presently P.S. Garfa, formerly P.S. Kasba, Kolkata - 700078, as per Hindu Succession Act, 1956.



AND WHEREAS now the present Land Owners herein are the absolute joint Owners of the entire inherited plot of land measuring an area of 08 (Eight) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. comprising in R.S. Dag No.4127, under R.S. Khatian No.866, (measuring land area of 06 (Six) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. more or less) and in R.S. Dag No.4129, under R.S. Khatian No.364, (measuring land area of 02 (Two) Cottahs), both Dags and Khatian are situated at Mouza-Kasba, J.L. No.13, within the KMC Ward No.106, within the presently P.S. Garfa, formerly P.S. Kasba, Kolkata - 700078 and they have jointly recorded their names in the record of the K.M.C. known as K.M.C. Premises No.44, Purbachal Road, within the KMC Ward No.106, Assessee No.31-106-17-0044-8, Kolkata - 700078.

AND WHEREAS the OWNERS herein also recorded their entire inherited plot of land in the record of the B.L. & L.R.O. vide Mutation Case Nos.581/2019 and 596/2019 (Certificate issued in favour of OWNER No.1), Mutation Case Nos.582/2019 and 594/2019 (Certificate issued in favour of OWNER No.2) and also Mutation Case Nos.580/2019 and 595/2019 (Certificate issued in favour of owner No.3) and they have also converted their land from Shali to Bastu vide Conversion Case Nos.428/2019, 426/2019 and 427/2019 respectively.

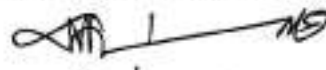
AND WHEREAS the present OWNERS herein are the joint owners and seized and possessed of All That the net land area measuring 08 (Eight) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. comprising in R.S. Dag No.4127, under R.S. Khatian No.866, (measuring land area of 06 (Six) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. more or less) and in R.S. Dag No.4129, under R.S. Khatian No.364, (measuring land area of 02 (two) Cottahs) both Dags and Khatians are situated at Mouza-Kasba, J.L. No.13, together with structure measuring an area of 200 (Two Hundred) Sq.ft. known as K.M.C. Premises No.44, Purbachal Road, within the KMC Ward No.106, Assessee No.31-106-17-0044-8, Kolkata - 700078, and the OWNERS have no any fund to erect the proposed building and the present OWNERS are still in possession and have been enjoying their absolute ownership and possession of the said land and structure as free from all encumbrances and the present OWNERS are the joint Owners of the land and property as

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described in the SCHEDULE-'A' below, hereinafter called the said property.

AND WHEREAS the OWNERS are very much desirous to construct a Ground plus Four storied building with lift facility on their said property and to do make construction of a new building upon the said property and upon knowledge of such desire the OWNERS have approached the DEVELOPER for development of the said property and the DEVELOPER herein has agreed to do so as per the terms and conditions as mentioned hereinafter as the 50% : 50% Ratio.

AND WHEREAS the party of the SECOND PART/DEVELOPER herein has agreed to make the construction of the proposed Ground Plus Four storied building with lift facility in flat systems for residential purposes in exchange of getting its cost of construction and his remuneration for supervision of such construction in kind of flats etc. as 50%: 50% ration i.e. after giving the 50% Allocation on Flat area to the OWNERS herein and the DEVELOPER herein shall get 50% of the total sanction area of the proposed building and out of the 50% Owners' Allocation the OWNERS herein shall jointly get entire complete Second Floor Flat area and two Flats on First floor i.e. one Flat on First Floor South-West side (front side) of the proposed building and another one Flat on First Floor North-East side (Back side) of the proposed building and two Flats on Top floor (Fourth Floor) i.e. one Flat on Fourth Floor South-East side (front side) of the proposed building and another one Flat on Fourth Floor North-West side (Back side) of the proposed building together with 50% of the Car Parking Space area on the Ground Floor of the proposed building and the OWNERS shall also get one sanction SHOP Space on South-West corner of the premises and an open Car Parking Space to be situated on the Western side of the premises and beside the Owners' Allocation of the premises, the OWNERS shall also get non-refundable amount of Rs.39,00,000/- (Rupees Thirty nine lac) only from the DEVELOPER by two separate installments such as (i)Rs.20,00,000/- (Rupees Twenty lac) only shall get at the time of signing of this Agreement as mentioned in the memo below and (ii) balance Rs.19,00,000/- (Rupees Nineteen lac) only shall get after first floor roof casting of the proposed building. Beside the Owner shall also get three shifting the total sum of Rs.32,000/- (Rupees Thirty two thousand) only per month from the Developer after demolishing the structure of the premises on the date of handing over the possession. This is called the OWNERS' ALLOCATION as morefully described and mentioned in the

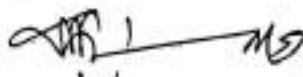


SCHEDULE "B" hereunder written. The **OWNERS** shall also enjoy the undivided proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER**.

AND WHEREAS the **DEVELOPER** herein shall get rest 50% (Fifty percent) of the sanction Flat area of the proposed building i.e. entire complete **Third Floor Flat** area and two **Flats** on **First floor** i.e. one **Flat** on **First Floor South-East side** (front side) of the proposed building and another one **Flat** on **First Floor North-West side** (Back side) of the proposed building and two **Flats** on **Top floor (Fourth Floor)** i.e. one **Flat** on **Fourth Floor South-West side** (front side) of the proposed building and another one **Flat** on **Fourth Floor North-East side** (Back side) of the proposed building and rest 50% (Fifty percent) of the sanction **Car Parking Space** area on the **Ground floor** of the proposed building. The entire structure shall be demolished by the **DEVELOPER** at its cost and its sale proceeds shall enjoy by the **DEVELOPER** herein. The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder, written. The **DEVELOPER** shall erect the entire proposed **Ground plus Four storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as cost of land in connection with the said flats etc.

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) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) **SRI MADHUSUDAN DEY**, (2) **SRI SANJIB KUMAR DEY**, and (3) **SRI TARUN KUMAR DEY**, all of sons of Late Arjun Chandra Dey and Smt. Sindhu Rani Dey, all of residing at 104, North Purbachal Road, P.O. Haltu, P.S. Garfa,

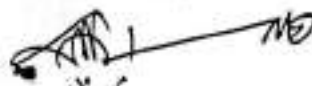


Kolkata - 700078, and their legal heir/heirs, executor/executors, administrator/administrators, and legal representative/representatives.

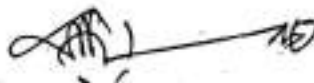
- (b) **DEVELOPER** : shall mean **MESSRS APARTTECH**, a proprietorship Firm having its office at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Kolkata - 700078, represented by its sole Proprietor namely **SRI MANORANJAN MONDAL**, son of Late Biswanath Mondal, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Kolkata - 700078, Party of the **SECOND PART** herein for the time being and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the Property measuring total land area of 08 (Eight) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. comprising in R.S. Dag No.4127, under R.S. Khatian No.866, (measuring land area of 06 (Six) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. more or less) and in R.S. Dag No.4129, under R.S. Khatian No.364, (measuring land area of 02 (two) Cottahs) both Dags and Khatian situated at Mouza-Kasba, J.L. No.13, together with structure measuring an area of 200 (Two hundred) Sq.ft. standing thereon known as K.M.C. Premises No.44, Purbachal Road, within the KMC Ward No.106, Assessee No.31-106-17-0044-8, Kolkata - 700078, as mentioned and described in the **SCHEDULE 'A'** hereunder written.
- (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned residential ground plus Four storied building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII at the cost of the **DEVELOPER**.



- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and care taker room if any on the ground Floor of the proposed building, pump room, lift, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNERS' ALLOCATION** : entire **OWNERS' ALLOCATION** is morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building.
- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** is morefully described and mentioned in the **SCHEDULE "D"** hereunder written.
- (i) **THE 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** : would mean such plan to be prepared by the Planner/Architect for the construction of the building to be appointed by the **DEVELOPER** and to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.



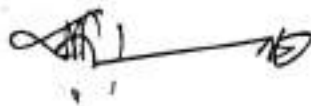
- (I) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
- (J) **PROJECT ADVOCATE** : Mr. Debes Kumar Misra, Advocate, High Court Calcutta shall act as the legal advisor of this project and shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s).
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS JOINTLY DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as K.M.C. Premises No.44, Purbachal Road, within the KMC Ward No.106, Kolkata - 700078, as described in the SCHEDULE 'A' below.
- (b) That the said property is free from all encumbrances and the OWNERS have a good marketable title in respect of the said property as described in the SCHEDULE 'A' below.
- (c) That the said property known as K.M.C. Premises No.44, Purbachal Road, within the KMC Ward No.106, Kolkata - 700078, is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.



4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**. Before entering into this Agreement the Developer has gone through all the papers and Deeds related to this property and has been satisfied with the title of the same.
- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.
- (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 has been prepared signed and submitted by the **DEVELOPER** for and in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans as regards the proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide the copy of the same to the **OWNERS** herein before submission of the same.
- (d) For that purpose of sanction of Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOER** shall



4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**. Before entering into this Agreement the Developer has gone through all the papers and Deeds related to this property and has been satisfied with the title of the same.
- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.
- (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 has been prepared signed and submitted by the **DEVELOPER** for and in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans as regards the proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide the copy of the same to the **OWNERS** herein before submission of the same.
- (d) For that purpose of sanction of Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOER** shall



appear, represent, sign before the concerned authorities on behalf of the OWNERS in their names and on their behalf in connection with any or all of the matters aforesaid and the OWNERS, 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 company shall erect the building in the said premises as per said sanction building plan to be sanctioned and for the same the OWNERS shall put their signature as and when necessary and during construction or after construction the DEVELOPER shall sell only the Developer's Allocation together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of 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 property in order to make it perfect in all respects for construction of a Ground plus Four storied building thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the DEVELOPER.
- (g) The DEVELOPER shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deemed fit and proper by the DEVELOPER company for such construction of the said proposed building by first class building materials according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities alongwith installation of quality lift 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. The DEVELOPER shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated period.

- (h) That the DEVELOPER shall be exclusively entitled to its respective share of the DEVELOPER'S ALLOCATION i.e., rest 50% flats area and rest 50% Car Parking Space area etc. (excluding the Owners' 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 names of the OWNERS and represent them 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 OWNERS shall not raise any objections for it, on the contrary the OWNERS shall give full co-operations to the DEVELOPER for doing the proposed project.
- (j) That the DEVELOPER shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office as well as hereby annexed specifications and the DEVELOPER shall take all the responsibility and risk regarding the construction of the proposed building. That the DEVELOPER shall hand over the possession of the OWNERS' ALLOCATION on and within 24 (Twenty four) months from the date of sanctioned building plan and it is also noted that the OWNERS herein shall hand over the vacant possession of the property to the DEVELOPER herein at the time of execution of this Development Agreement and if the DEVELOPER failed to hand over the possession of the Owners' Allocation within the stipulated period as mentioned above then the DEVELOPER shall have to pay the sum

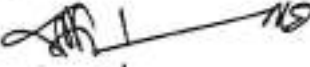


of Rs.15,000/- (Rupees Fifteen thousand only) per month as penalty to the OWNERS herein for such delay period till the date of handing over the possession of the OWNERS' ALLOCATION.

- (k) That the DEVELOPER shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations of quality lift and other electrical things and also other facilities as are required to be provided in the new building to be constructed the flats etc. therein on Ownership basis and as mutually agreed upon.

5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER as follows:-**

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the DEVELOPER.
- (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 property or portion of the DEVELOPER'S ALLOCATION in the building to be erected at the said premises as mentioned herein.
- (iv) The DEVELOPER shall sell the 50% of flats area and 50% garage space area of the proposed building, as per sanctioned plan, as the DEVELOPER'S ALLOCATION has been described in the SCHEDULE 'D' hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and 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 respective flats of Developer's Allocation and/or all other portions of the building from the DEVELOPER'S ALLOCATION as per its

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terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) 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 **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser(s) 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 sewerage plan and drainage plan and to take water or 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. by the Development Agreement alongwith Developer Power of Attorney.

6. **THE OWNERS HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

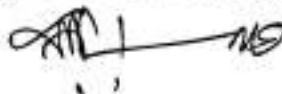
The **OWNERS** Namely, (1) **SRI MADHUSUDHAN DEY**, (PAN-AIOPD4755D), (Aadhaar No.880692365320), by Occupation-Business, (2) **SRI SANJIB KUMAR DEY**, (PAN-ALFPD7884H), (Aadhaar No.223269972640), by Occupation - Business, and (3) **SRI TARUN KUMAR DEY**, (PAN-ALLPD3664K), (Aadhaar No.697050573254), by Occupation-Service, all of sons of Late Arjun Chandra Dey and Smt. Sindhu Rani Dey, all by faith - Hindu,



all by Nationality – Indian, all of residing at 104, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata – 700078, do hereby appoint **MESSRS APARTTECH, (PAN-AGWPM5625R)**, a proprietorship Firm having its office at 129/8, Purbachal Kalitala Road, presently Police Station – Garfa, (formerly Police Station – Kasba), Kolkata – 700078, represented by its sole Proprietor namely **SRI MANORANJAN MONDAL, (PAN-AGWPM5625R)**, Aadhar No.5180 4056 3363, son of Late Biswanath Mondal, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 129/8, Purbachal Kalitala Road, presently Police Station – Garfa, (formerly Police Station – Kasba), Kolkata – 700078, as their lawful Attorney on their behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE** below:

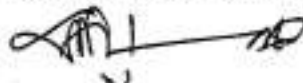
1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
2. To look after and to control all the affairs for the development of the said land and construction of a Ground Plus Four storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of our said Property, where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.

4. To cause mutation and/or conversion of our Property where necessary if required effected in the revenue and/or in the record of the LD. B.L. & L.R.O. (ATM) and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. (ATM) as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development plans, building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanction plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and our said attorney shall sign all plans, revised plan and/or completion plan of the building and do all the acts related thereto.
6. To appear and represent on behalf of the PRINCIPALS i.e. LAND OWNERS herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.
7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of the land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit the same before the authority concerned and take delivery of all type of, deeds concerning the said property and also take other papers and documents as



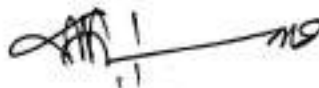
may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our said Attorney shall think fit and proper.

8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as our said Attorney may deem fit and proper and for that purpose to demolish and/or remove the house and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
10. To apply for obtaining electricity-connection from CESC and also gas connection and also for installation of lift in the Premises and to do all the acts related thereto. The Attorney shall take telephone or other connections in the Premises and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.
11. Our Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and external drainage plan and drawing and also sign the plan for the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
12. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as



aforesaid at the cost of the attorney and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.

13. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things related thereto as the said Attorney may deem fit and proper.
14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the **Schedule D** of this registered **Development Agreement** excluding the **OWNERS' ALLOCATION** as mentioned in the as mentioned in the **SCHEDULE B** below. The DEVELOPER shall do all the acts on Developer's Allocation on behalf of the Owners.
15. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, Deed of Declaration and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** below excluding the **OWNERS' ALLOCATION** as mentioned in the **SCHEDULE B** below and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space in lieu of satisfactory consideration to be fixed by the Developer.
16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** below excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to

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sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

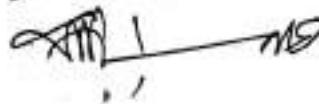
17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
18. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
20. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property in connection with the **DEVELOPER'S ALLOCATION** only as mentioned in the **SCHEDULE D** below.

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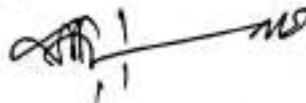
21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
26. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

Handwritten signature and initials, possibly "S. P. I." followed by a horizontal line and "MS".

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS** as follows :-
- (i) The **DEVELOPER** shall submit the Building Plan for its sanction before the K.M.C. immediate after B.L.& L.R.O. mutation of the total property.
 - (ii) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
 - (iii) 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, such delays shall not be counted and the **DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.
 - (iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
 - (v) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
 - (vi) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears during construction of the building , cost of the soil test, local cost, political assistance, local club, syndicate dispute, alongwith entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the **OWNERS** herein shall not be liable for the same and even the **OWNERS** shall regarding any labour problem, any kind accident or any types of natural calamity etc..



(vii) That after handing over the entire Owners' Allocation by the DEVELOPER herein the OWNERS herein shall have to pay their proportionate taxes to the concerned authority.

(viii) The annexed-specification of the building shall be part of the agreement.

7. MUTUAL COVENANT AND INDEMNITIES :-

- (i) The OWNERS hereby undertake that the DEVELOPER shall be entitled to the rest proposed 50% of the total construction excluding the Owners' Allocation and shall enjoy its Allocation without interference or disturbances from the Owners' 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 OWNERS have executed and registered a Development Power of Attorney in favour of the DEVELOPER within these presents to complete the project and the DEVELOPER shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers on the DEVELOPER'S ALLOCATION. Besides the DEVELOPER has been empowered by the Owners to take sanction of the building Plan or any other revised or completion Plan from K.M.C. of the OWNERS and to take drainage sewerage connection in the Premises and also sell the Developer's Allocation to the Third Party.
- (iii) The OWNERS shall handover the original Title Deed, link deeds, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the DEVELOPER at the time of execution and register the Development Agreement and the DEVELOPER shall grant receipt for the same in favour of the OWNERS and after completion of the entire building as well as after Sale of the entire Developer's Allocation the DEVELOPER herein shall hand over the entire paves of the property to the OWNERS herein. That after completion of the entire building the DEVELOPER herein shall apply the completion certificate from the KMC and collect the same and deliver the same to the OWNERS herein.

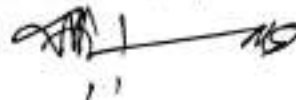


- (iv) The DEVELOPER shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the OWNERS and even any accident occurs during the construction, the DEVELOPER shall bear all the financial liabilities thereof.
 - (v) The OWNERS herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
 - (vi) That during pendency of this Agreement if the OWNERS leaves this material world, their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the DEVELOPER. The OWNERS' ALLOCATION shall then remain unchanged as per its Development Agreement.
 - (vii) The DEVELOPER shall be liable to complete the building as per sanction building plan without any deviation, if it is done so the DEVELOPER shall have to regularize the same and take necessary completion certificate as regards the proposed building.
 - (viii) The OWNERS and the DEVELOPER shall jointly decide the name of the proposed building to be completed by the DEVELOPER.
8. **JURISDICTION OF THE COURT:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)
SCHEDULE - 'A'

ALL THAT piece and parcel of the total 'Bastu' land measuring an area of 08 (Eight) Cottahs 10 (Ten) Chittacks 11 (Eleven) Sq.ft. whereon a Ground Plus Four storied building is being erected as per sanction building plan to be sanctioned by K.M.C. after demolishing the existing structure comprising in R.S. Dag No.4127, under R.S. Khatian No.866, (measuring land area of 06 (Six) Cottahs 10 (Ten) Chittacks 11

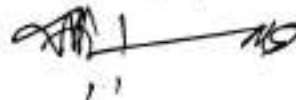

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 - (v) The OWNERS herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
 - (vi) That during pendency of this Agreement if the OWNERS leaves this material world, their legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the DEVELOPER. The OWNERS' ALLOCATION shall then remain unchanged as per its Development Agreement.
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(Eleven) Sq.ft. more or less) and in R.S. Dag No.4129, under R.S. Khatian No.364, (measuring land area of 02 (two) Cottahs) both Dags and Khatian situated at Mouza-Kasba, J.L. No.13, together with structure measuring an area of 200 (Two hundred) Sq.ft. standing thereon known as K.M.C. Premises No.44, Purbachal Road, within the KMC Ward No.106, Assessee No.31-106-17-0044-8, Kolkata - 700078, and the entire property is butted and bounded by :

ON THE NORTH : Property of others (Dag No.4126 and 4113);
ON THE SOUTH : 18'-0" wide KMC Road;
ON THE EAST : Property of others (Dag No.4127 and 4129);
ON THE WEST : Property of others (Dag No.4127 and 4128).

SCHEDULE - 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER

The OWNERS herein shall jointly get 50% of the total sanction area of the proposed building out of which the OWNERS' herein shall get entire complete Second Floor Flat area and two Flats on First floor i.e. one Flat on First Floor South-West side (front side) of the proposed building and another one Flat on First Floor North-East side (Back side) of the proposed building and two Flats on Top floor (Fourth Floor) i.e. one Flat on Fourth Floor South-East side (front side) of the proposed building and another one Flat on Fourth Floor North-West side (Back side) of the proposed building together with the OWNERS shall also get 50% of the Car Parking Space area on the Ground floor of the proposed building and the OWNERS shall also get one sanction SHOP Space on South-West corner of the Premises and an Open Car Parking Space situated on the Western side of the premises and beside the Owner's Allocation of the premises, the OWNERS shall also get non-refundable amount of Rs.39,00,000/- (Rupees Thirty nine lac) only from the DEVELOPER by two separate installments such as (i)Rs.20,00,000/- (Rupees Twenty lac) only shall get at the time of signing of this Agreement as mentioned in the memo below and (ii) balance Rs.19,00,000/- (Rupees Nineteen lac) only shall get after first floor roof casting of the proposed building. Beside the OWNERS shall also get three shifting



the total sum of Rs.32,000/- (Rupees Thirty two thousand) only per month from the Developer after demolishing the structure of the premises till the date of handing over the possession. The OWNERS shall also enjoy the undivided proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.

SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case & landings common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby, lift well and lift room, stair, main gate and entrance, Caretakers' Room and proportionate land, pump and motor, septic tank, water reservoir and water tank.

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

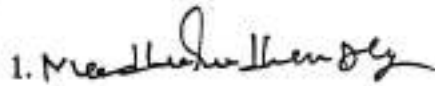
ALL THAT the DEVELOPER herein shall get rest 50% (Fifty percent) of the sanction Flats area of the proposed building i.e. entire complete Third Floor Flat area and two Flats on First floor i.e. one Flat on First Floor South-East side (front side) of the proposed building and another one Flat on First Floor North-West side (Back side) of the proposed building and two Flats on Top floor (Fourth Floor) i.e. one Flat on Fourth Floor South-West side (front side) of the proposed building and another one Flat on Fourth Floor North-East side (Back side) of the proposed building and rest 50% (Fifty percent) of the sanction Car Parking Space area on the Ground floor of the proposed building. The entire structure shall be demolished by the DEVELOPER at its cost and its Sale proceeds shall be enjoyed by the DEVELOPER herein. The entire building shall be constructed by the DEVELOPER at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The DEVELOPER shall also enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE - "A" hereinabove alongwith the benefit of all the common facilities as mentioned in the SCHEDULE - 'C'.



IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata- 700 86

1. 

2. Sangib Kumar Day.

3. 

SIGNATURE OF THE OWNERS

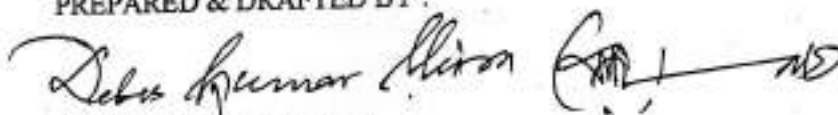
~~2. Sangib Kumar Mishra~~
~~High Court~~
~~Calcutta~~

APARTECH

Manojin Mondal
Proprietor

SIGNATURE OF THE DEVELOPER

PREPARED & DRAFTED BY :



(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

HIGH COURT, CALCUTTA.

SPECIFICATIONSALIENT FEATURE OF THE BUILDING

1. The name of the building shall be decided by consent of the parties.
2. **STRUCTURE:** Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.
3. **LIFT:** One lift shall be installed for common users, Lift power will be taken from the common service meter.
4. **FLOORING:** Toilet floor shall be fully Anti skid vitrified tiles (2' X 2') finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished by vitrified tiles.
5. **WLL OF TOILET:** The toilet Door height with glaze colour tiles.
6. **KITCHEN:** On the gas-table installed the granite stone and sink and shelves and back wall upto ceiling height finished with gazed tiles over and above the cooking platform to protect the oil spot.
7. **WINDOW:** All Aluminum sliding window frame and palla with M.S. design grill and Panel of the palla fitted with one way glass.
8. **DOOR:** All door frame will be standard quality sal wood and all palla will be commercial Flush door with both side enamel paint and main door one side teak wood paste..
9. **WATER SUPPLY:** Water supply round the clock is assured for which necessary deep tube-well and pump shall be installed.
10. **PLUMBING:** Inside of the all Toilet pipe line will be concealed.
11. **ELECTRIC:** Full concealed copper wiring with light points, Fan points, Plug Points, Telephone point, Cable TV point, one AC point in master bed room of each Flat, Owners will obtain individual electric meter at their own cost.
12. **TOILET:** Both the toilets should be of western type commode with PVC toilet and cistern, the toilet should be finished by taps, shower, commode shower etc. of standard quality.
13. **COMMON SERVICE AND UTILITIES AREA:** One common toilet, meter space, under ground water tank and one pump space, common passage and terrace etc.
 - (a) **PAINTING:** Inside wall shall have only paris finish.
 - (b) All window and doors frame and palla painted with primer.
14. Roof and Car Parking Space shall be finished by Roof tiles and parking tiles respectively.
15. Any extra finishing apart from these specification shall be borne by the Owner.


 Manoj Kumar
 Manoj Kumar
 Manoj Kumar

APARTTECH

 Manoj Kumar
 Proprietor

MEMO OF CONSIDERATION

RECEIVED the part non-refundable sum of Rs.20,00,000/- (Rupees Twenty Lac) only out of Rs. 39,00,000/- (Rupees Thirty nine Lac) only from the DEVELOPER in the manner followings :-

Sl. No.	Cheque No.	Date	Name of the Bank and Branch	Amount (Rs.)
1.	897314	13.01.2021	State Bank of India Kolkata Purba	Rs. 2,00,000.00
2.	953378	12.05.2021	DO	Rs. 6,00,000.00
3.	953377	12.05.2021	DO	Rs. 6,00,000.00
4.	953380	12.05.2021	DO	Rs. 6,00,000.00
Total :				Rs.20,00,000.00

(Rupees Twenty Lac only).

WITNESS :

1. Abhijit Kumar Mishra
69/1, Baghejatin Place
Kolkata - 700 86

Mishra Abhijit

Somjit Kumar Dey.

Tarun Kumar Dey

SIGNATURE OF THE OWNERS

Tarun Kumar Dey

Somjit Kumar Dey
Advocate

Advocate

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name
 Signature *Muhammad Saad Khan*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....
 Signature *Sanjib Kumar Dey*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....
 Signature *Tanuj Kumar Dey*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					







Name *MANDARAJAN MONDAL*
 Signature *Mandarajan Mondal*









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000913913/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Madhusudhan Dey 104, North Purbachal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			<i>Madhusudhan Dey</i> 12/5/21
2	Shri Sanjay Kumar Dey 104, North Purbachal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			<i>Sanjay Kumar Dey</i> 12/5/21
3	Shri Tarun Kumar Dey 104, North Purbachal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			<i>Tarun Kumar Dey</i> 12.05.21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Shri Manoranjan Mondal 129/8, Purbachal Kallitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Represent ative of Developer [Messrs Aparttech]			 12/05/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Shri Madhusudhan Dey, Shri Sanjib Kumar Dey, Shri Tarun Kumar Dey, Shri Manoranjan Mondal			 12/05/21

(Pradipta Kishore Guha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192021220010412021
GRN Date: 11/05/2021 10:24:10
BRN : 1439930918
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 11/05/2021 10:05:38
Payment Ref. No: 2000913913/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Depositor Status: Advocate
Query No: 2000913913
Applicant's Name: Mr Somesh Mishra
Identification No: 2000913913/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000913913/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	2000913913/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	20028
Total				94999

IN WORDS: NINETY FOUR THOUSAND NINE HUNDRED NINETY NINE ONLY.





**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No./Year	2000913913/2021	Office where deed will be registered
Query Date	09/05/2021 9:29:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate	
Transaction	Additions Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 20,00,000/-]	
Sale Consideration	Market Value	
Rs. 3/-	Rs. 3,11,40,802/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 75,071/- (Article:48(g))	Rs. 20,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, Premises No: 44, Ward No: 106, Pin Code : 700078

Sch. No.	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	8 Katha 10 Chatak 11 Sq Ft	1/-	3,10,80,802/-	Width of Approach Road: 18 Ft.
Grand Total :							

Structure Details :

Sch. No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	2/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total : 200 sq ft			2 /-	60,000 /-	



Land Lord Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Shri Madhusudhan Dey Son of Late Arjun Chandra Dey,104, North Purbachal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXxxxxx5D, Aadhaar No.: 88xxxxxxxx5320,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Sanjib Kumar Dey Son of Late Arjun Chandra Dey,104, North Purbachal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx4H, Aadhaar No.: 22xxxxxxxx2640,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri Tarun Kumar Dey Son of Late Arjun Chandra Dey,104, North Purbachal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx4K, Aadhaar No.: 69xxxxxxxx3254,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution/Admission Details
1	Messrs Aparttech (Sole Proprietorship) .129/8, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 PAN No. AGxxxxxx5R, Aadhaar No Not Provided by UIDAI,Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri Manoranjan Mondal Son of Late Biswanath Mondal,129/8, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx5R, Aadhaar No.: 51xxxxxxxx3363	Messrs Aparttech (as Proprietorship)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri Madhusudhan Dey, Shri Sanjib Kumar Dey, Shri Tarun Kumar Dey, Shri Manoranjan Mondal



धारा 139A के तहत जारी / PERMANENT ACCOUNT NUMBER

AGWPM5625R



नाम / NAME
MANORANJAN MONDAL

पिता का नाम / FATHER'S NAME
BISWANATH MONDAL

जन्म तिथि / DATE OF BIRTH
11-08-1969

हस्ताक्षर / SIGNATURE
Manoranjan Mondal

आदेश संख्या: 44/111

COMMISSIONER OF INCOME-TAX, W.B. - III

Manoranjan Mondal



ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুলিপিত্ব আইডি / Enrollment No. : 1040/19534/34481

To
 Manoranjan Mondal
 129/ 8 UTTAR PURBACHAL KALITALA ROAD
 Haliu S O
 Haliu, Kolkata
 West Bengal - 700078
 9433055625



KL194201736DF
 1942:173



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5180 4056 3363

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 GOVERNMENT OF INDIA

নাম
 Manoranjan Mondal
 পিতা: বিস্বনাথ মন্ডল
 Father: BISWANATH MONDAL

জন্ম তারিখ/Year of Birth: 1969
 লিঙ্গ: Male

5180 4056 3363




আধার - সাধারণ মানুষের অধিকার

Manoranjan Mondal



ভারত সরকার
Unique Identification Authority of India
Government of India

ভাটিকাভুক্তির আই ডি / Enrollment No.: 1215/80035/16996

To
 তরুন কুমার দে
 Tarun Kumar Dey
 104 NORTH PURBACHAL ROAD
 Hattu
 Hattu
 Circus Avenue Kolkata
 West Bengal 700078
 9674342099
 16102015
 296964177

 MP969641771FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
6970 5057 3254

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Unique Identification Authority of India





তরুন কুমার দে
 Tarun Kumar Dey
 পিতা : অর্জুন দে
 Father : ARJUN DEY
 জন্ম তারিখ / DOB : 04/11/1972
 পুরুষ / Male



6970 5057 3254

আধার - সাধারণ মানুষের অধিকার

Tarun Kumar Dey
 12.05.21



Tarun Kumar Deo
12.05.2021



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক

ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1215/80035/16997

To
সর্জিব কুমার দে
Sanjib Kumar Dey
104 NORTH PURBACHAL ROAD
Hatu
Hatu
Circus Avenue Kolkata
West Bengal 700078
9574342099
290984142
MP969841428FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2232 6997 2640

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সর্জিব কুমার দে
Sanjib Kumar Dey
পিতা : অর্জুন কুমার দে
Father : Arjun Kumar Dey
অনুভবিতিক / DOB : 03/10/1970
পুরুষ / Male



2232 6997 2640

আধার - সাধারণ মানুষের অধিকার

Sanjib Kumar Dey



Sanjib Kumar Dey



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

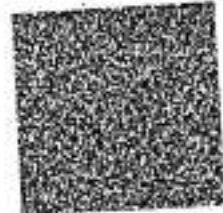
Enrolment No.: 2730/00413/84057

Download Date: 22/03/2021

To
 Madhu Sudhan Dey
 S/O: Arjun Ghanta Dey
 104 north purbachal road
 Hahu
 Holhu
 Kolkata West Bengal - 700078
 9051630044

Issue Date: 15/03/2020

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8806 9236 5320

VID : 9104 4336 1154 8111

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Download Date: 22/03/2021



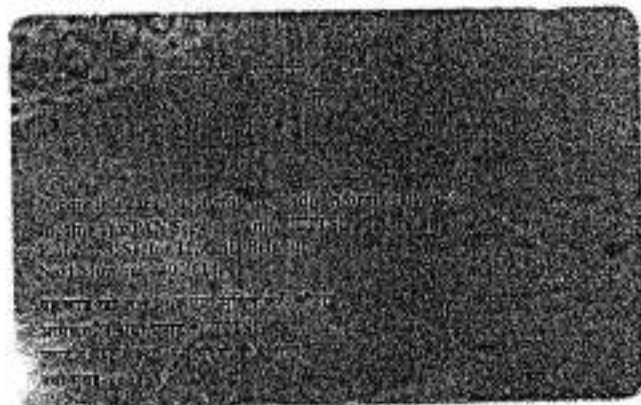
Madhu Sudhan Dey
 Date of Birth/DOB: 17/08/1968
 Male/ MALE

Issue Date: 15/03/2020

8806 9236 5320

VID : 9104 4336 1154 8111

मेरा आधार, मेरी पहचान



Transfer of property for L1		
No	From	To. with area (Name-Area)
1	Shri Madhusudhan Dey	Messrs Aparttech-4.75215 Dec
2	Shri Sanjib Kumar Dey	Messrs Aparttech-4.75215 Dec
3	Shri Tarun Kumar Dey	Messrs Aparttech-4.75215 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Madhusudhan Dey	Messrs Aparttech-66.6667 Sq Ft
2	Shri Sanjib Kumar Dey	Messrs Aparttech-66.6667 Sq Ft
3	Shri Tarun Kumar Dey	Messrs Aparttech-66.6667 Sq Ft

Owner and Land or Building Details as received from KMC				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311061700448 Premises No. : 44 Ward No. : 106 Street Name : PURBACHAL ROAD	Reference Deed No. : I-5401/1962 Date of Registration. : Jun 22, 1962 Office Where Registered : SR,	Owner Name : SRI MADHU SUDHAN DEY, SRI SANJIB KUMAR DEY & , SRI TARUN KUMAR DEY Owner Address : 104, NORTH PURBACHAL ROAD , P.O-HALTU, P.S-GARFA , KOLKATA- Pin No. : 700078	Character of Premises: Total Area of Land: 08 Cottah, 10 Chatak, 11 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 08-06-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 08-06-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SEALDAH,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No.:	I-1604-03892/2021	Date of Registration:	17/08/2021
Query No./Year	1604-2000913913/2021	Office where deed is registered	1604-2000913913/2021
Query Date	09/05/2021 9:29:00 PM		
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
	Additional Transaction [4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Rs. 3,11,40,802/-		
Rs. 3/-	Registration Fee Paid		
Stamp duty Paid (SD)	Rs. 20,060/- (Article: E, E, E.)		
Rs. 75,071/- (Article: 48(g))	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, Premises No: 44, Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	8 Katha 10 Chatak 11 Sq Ft	1/-	3,10,80,802/-	Width of Approach Road: 18 Ft.,
Grand Total :				14.2565Dec	1/-	310,80,802/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	2/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	2/-	60,000/-	

Details :

Name, Address, Photo, Finger print and Signature

Madhusudhan Dey

Son of Late Arjun Chandra Dey 104, North Purbachal Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxx5D, Aadhaar No: 88xxxxxxx5320, Status :Individual, Executed by: Self, Date of Execution: 12/05/2021
 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/05/2021
 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence

2 Shri Sanjib Kumar Dey

Son of Late Arjun Chamdra Dey 104, North Purbachal Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxx4H, Aadhaar No: 22xxxxxxx2840, Status :Individual, Executed by: Self, Date of Execution: 12/05/2021
 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/05/2021
 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence

3 Shri Tarun Kumar Dey

Son of Late Arjun Chandra Dey 104, North Purbachal Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxx4K, Aadhaar No: 69xxxxxxx3254, Status :Individual, Executed by: Self, Date of Execution: 12/05/2021
 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/05/2021
 , Admitted by: Self, Date of Admission: 12/05/2021 ,Place : Pvt. Residence

Developer Details :

Sl No Name,Address,Photo,Finger print and Signature

1	Messrs Aparttech 129/8, Purbachal Kallitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: AGxxxxx5R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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Representative Details :

Sl No Name,Address,Photo,Finger print and Signature

1	Shri Manoranjan Mondal (Presentant) Son of Late Biswanath Mondal 129/8, Purbachal Kallitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx5R, Aadhaar No: 51xxxxxxx3363 Status : Representative, Representative of : Messrs Aparttech (as Proprietorship)
---	--

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			

Madhusudhan Dey, Shri Sanjib Kumar Dey, Shri Tarun Kumar Dey, Shri Manoranjan Mondal

of property for L1

From	To. with area (Name-Area)
Shri Madhusudhan Dey	Messrs Aparttech-4.75215 Dec
Shri Sanjib Kumar Dey	Messrs Aparttech-4.75215 Dec
Shri Tarun Kumar Dey	Messrs Aparttech-4.75215 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Madhusudhan Dey	Messrs Aparttech-66.66666700 Sq Ft
2	Shri Sanjib Kumar Dey	Messrs Aparttech-66.66666700 Sq Ft
3	Shri Tarun Kumar Dey	Messrs Aparttech-66.66666700 Sq Ft

2021
of Market Value(WB PUVI rules of 2001)
that the market value of this property which is the subject matter of the deed has been assessed at Rs
40,802/-

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-05-2021

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

Presented for registration at 17:38 hrs on 12-05-2021, at the Private residence by Shri Manoranjan Mondal .

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

Execution is admitted on 12/05/2021 by 1. Shri Madhusudhan Dey, Son of Late Arjun Chandra Dey, 104, North Purbachal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Shri Sanjib Kumar Dey, Son of Late Arjun Chandra Dey, 104, North Purbachal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Shri Tarun Kumar Dey, Son of Late Arjun Chandra Dey, 104, North Purbachal Road, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business .

Identified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-05-2021 by Shri Manoranjan Mondal, Proprietorship, Messrs Apartech (Sole Proprietorship), 129/8, Purbachal Kalitala Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 17-06-2021

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 20,060/- (B = Rs 20,000/- , E = Rs 28/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 20,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/05/2021 10:24AM with Govt. Ref. No: 192021220010412021 on 11-05-2021, Amount Rs: 20,028/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1439930918 on 11-05-2021, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100/-
online = Rs 74,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18362, Amount: Rs.100/-, Date of Purchase: 04/05/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/05/2021 10:24AM with Govt. Ref. No: 192021220010412021 on 11-05-2021, Amount Rs: 74,971/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1439930918 on 11-05-2021, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
e number 1604-2021, Page from 158177 to 158224
g No 160403892 for the year 2021.



Pradipta Kishore Guha

Digitally signed by pradipta kishore guha
Date: 2021.06.25 14:35:47 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/06/25 02:35:47 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)