

09/08/23

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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AP 368828

09/08/2023
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Consider that the document is submitted for registration. The signature sheets and the corresponding sheets attached with the document are the part of this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 04 AUG 2023

THIS DEVELOPMENT AGREEMENT ~~ALONG WITH~~ DEVELOPER POWER OF ATTORNEY is made this the ^{4th} day of August, Two Thousand and Twenty-Three (2023)

BETWEEN

ASROCUM

MESSRS PRABIR ENTERPRISE, a proprietorship Firm having its Business office at 27B, Bose Pukur Road, P.S. Kasba, Kolkata – 700042, represented by its sole Proprietor **SRI PRABIR PAUL**, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937), son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URBANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107 hereinafter called and referred to as the **OWNER/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, successors-in-office, nominees, assigns and legal representatives) of the **FIRST PART**

AND

M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M) a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL**, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937), son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, hereinafter called and referred to as the **DEVELOPER** (which terms expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **SECOND PART**.

WHEREAS the Land Owner herein purchased a plot of land measuring purchased a plot of land measuring an area of **04 (Four) Cottahs 03 (Three) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less situate in Mouza – Madurdaha, J.L. No.12, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, known as K.M.C. Premises No.1913, Madurdah (measuring land area of **09 (Nine) Chittacks**



more or less) and K.M.C. Premises No.1912, Madurdah (measuring land area 03 (Three) Cottahs 10 (Ten) Chittacks 7.8 (Seven point eight) Sq.ft. more or less) within the KMC Ward No.108, within P.S. Anandapur, Kolkata – 700 107, by virtue of two separate registered Deed of Sale (i) dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Volume No.1603-2022, at Pages 230391 to 230421, Deed No.160306481 for the year 2022 from the previous Owner namely Sardar Jasbir Singh @ Jasbir Singh Grewal, son of Late Sardar Sajjan Singh, residing at 25A, Balaram Bose 1st lane, P.S. Bhowanipur, Kolkata – 700020 and (ii) dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Volume No.1603-2022, at Pages 230488 to 230521, Deed No.1603006478 for the year 2022 from the previous Owner namely Amarjit Singh, son of Late Buta Singh @ Boota Singh, residing at 13E, Girindra Sekar Bose Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700039, but as per present physical measurement the present land owner herein hold and possessed the net land area measuring 04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr.

AND WHEREAS the Land Owner herein is the absolute Owner of the said plot of land measuring 04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr. within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as K.M.C. Premises No.1912, Madurdah, under P.S. Anandapur, Kolkata – 700 107, situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455.

AND WHEREAS thereafter the present land Owner herein recorded its land in the record of the BLLRO vide L.R. Khatian No.900, of L.R. Dag No.455, of Mouza – Madurdaha, J.L. No.12 and thereafter converted its land from Beel to Bastu vide conversion Case No.679-681/2022 (Memo No.51A(C)/679-681/9300/P/22 dated 25.08.2022.


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AND WHEREAS thus the present OWNER herein becomes the absolute owner of the said plot of land measuring net land area of 04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr. situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.900, known as K.M.C. Premises No.1912, Madurdah, Ward No.108, Assessee No.31-108-08-4027-2, under P.S. Anandapur, Kolkata – 700 107, District – South 24-Parganas and the entire property as described in the SCHEDULE – A and the present OWNER is in possession and has been enjoying its absolute ownership and possession of the said land as free from all encumbrances.

AND WHEREAS the OWNER is very much desirous to construct a Ground Plus Three storied building with lift facility on his said property and to do and make the construction of a new building upon the said property, but the OWNER has no financial capacity or experience. Owing to such desire of the OWNER, the DEVELOPER has approached the OWNER for development of the said property and the DEVELOPER herein has agreed to do so as per the terms and conditions as mentioned hereinafter. The OWNER has also agreed with the DEVELOPER'S proposal.

AND WHEREAS by virtue of mutual discussion between the OWNER and also the DEVELOPER the Developer has taken the sanction of a Ground Plus Three Storied building with lift facility vide Building Permit No.2023120107 dated 29.05.2023 from The KMC at its cost.

AND WHEREAS the party of the SECOND PART/DEVELOPER herein has agreed to make the construction of the proposed Ground Plus Three storied building with lift facility in flat systems for residential purposes in exchange of getting its cost of construction and its remuneration for supervision of such construction in kind of flats etc. after giving the OWNER herein i.e. the OWNER shall get entire First Floor Flat of the proposed



building and two Car Parking Spaces on the Ground Floor of the proposed building. This is called the **OWNER'S ALLOCATION** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNER** shall also enjoy the undivided proportionate share of land and also 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 sanction Flat area of the proposed building i.e. **entire Second and Third Floor Flat area of the proposed building together with rest Car Parking Space area** on the Ground floor of the proposed building excluding Owner's Allocation Two Car Parking Spaces. 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 Three 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 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) **OWNER** : shall mean the parties of the **FIRST PART** herein namely **MESSRS PRABIR ENTERPRISE, a proprietorship Firm having its**



Business office at 27B, Bose Pukur Road, P.S. Kasba, Kolkata – 700042, represented by its sole Proprietor SRI PRABIR PAUL, son of Sri Santi Ranjan Paul, residing at 783, Anandapur, URBANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107 and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.

- (b) **DEVELOPER** : shall mean M/S **OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED** a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL**, son of Sri Santi Ranjan Paul, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107., 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 **04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr.** situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to **L.R. Dag No.455, under L.R. Khatian No.900**, known as **K.M.C. Premises No.1912**, Madurdah, Ward No.108, Assessee No.31-108-08-4027-2, under P.S. Anandapur, Kolkata – 700 107, District – South 24-Parganas as mentioned and described in the **SCHEDULE 'A'** hereunder written.
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- (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned residential **Ground Plus Three Storied building plan with lift facility** as per Building Permit No.2023120107 dated 29.05.2023 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's room and toilet on the ground Floor of the proposed building, lift, meter space, water and water lines and all 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) **OWNER'S ALLOCATION** : entire **OWNER'S ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNER** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.
- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** has been, 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.



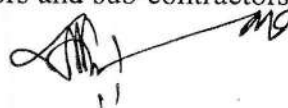
- (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the new Ground Plus Three Storied building with lift facility is being erected as per Building Permit No.2023120107 dated 29.05.2023 sanctioned by The Kolkata Municipal Corporation Borough Office XII 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 has been transferred.
- (m) **PROJECT ADVOCATE** : As the Developer's appointed Advocate 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 OWNER DECLARE** as follows:
- (a) That he is the absolute Owner and seized and possessed of and/or well and sufficiently entitled to the said property known as **K.M.C. Premises No.1912, Madurdah, Ward No.108**, under P.S. Anandapur, Kolkata – 700 107, as described in the **SCHEDULE 'A'** below.
- (b) That the said property is free from all encumbrances and the **OWNER** has 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.1912, Madurdah,** Ward No.108, under P.S. Anandapur, Kolkata – 700 107, is free from all encumbrances, charges, liens lispendens, 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 do the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.
- (b)(i) **OWNER'S ALLOCATION** : The **DEVELOPER** shall give the **OWNER** as the **OWNER'S ALLOCATION** which has been 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 to be prepared signed and submitted by the **DEVELOPER** in the names of the **OWNER** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans and/or completion plan or revised plan etc. as regards the proposed construction are required the **OWNER** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide all copies of the such building plans duly sanctioned by K.M.C. to the **OWNER** herein.

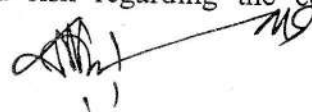


- (d) For that purpose of sanction of the further Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOER** shall sign and also appear, represent, sign before the concerned authorities on behalf of the **OWNER** in its names and on its behalf in connection with any or all of the matters related to the building plan as 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 and the **DEVELOPER** shall bear the cost of the same.
- (e) That the **DEVELOPER** company shall erect the building in the said premises as per the said sanction 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** 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 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 property in order to make it perfect in all respects for construction of a **Ground Plus Three storied building with lift facility** thereon in accordance with the building plan duly 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

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be deem 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 duly 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** excluding the Owner'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 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 sanctioned by The Kolkata Municipal Corporation Office as well as the specifications as annexed herewith and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the

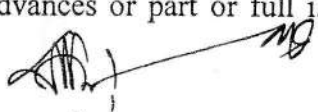
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proposed building. The **DEVELOPER** shall hand over the possession of the **OWNERS' ALLOCATION** on and within 30 (Thirty) months from the date of execution of this Agreement and it is also noted that the **OWNER** herein has already handed over the vacant possession of the property to the **DEVELOPER** herein at the time of execution of this Development Agreement.

- (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 by installing the suitable pump and motor, electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.

5. **THE OWNER 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.
- (iii) The **DEVELOPER** shall sell the flats and garage space of the proposed building, as per sanctioned plan, as the **DEVELOPER'S ALLOCATION** which has been described in the **SCHEDULE 'D'** hereunder written **Together With** proportionate undivided share of land of the said premises and 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

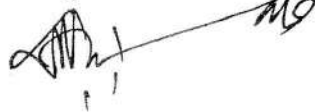


money from the intending purchasers of the respective flats of **Developer's Allocation** and/or all other portions of the Car Parking Space of the new building from the **DEVELOPER'S ALLOCATION** as per the terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money 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**.

- (iv) The **OWNER** 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 as 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 types 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 OWNER HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

I the **OWNER** herein namely, **MESSRS PRABIR ENTERPRISE**, a proprietorship Firm having its Business office at 27B, Bose Pukur Road, P.S. Kasba, Kolkata - 700042, represented by its sole Proprietor **SRI PRABIR PAUL**, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937), son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by



Nationality : Indian, residing at 783, Anandapur, URBANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107 do hereby appoint **M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)** a company incorporated under the Indian Companies Act, 1956, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhar No.9058 9891 0937)**, son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107, as our lawful Attorney on our behalf to do the following acts in respect of its property as mentioned in the **SCHEDULE** below:

- i) To look after and manage the property on behalf of the OWNER/ PRINCIPAL.
- ii) To look after and to control all the affairs for the development or the said land and construction of a Ground Plus Three storied building with Lift facility thereon on the said Premises as per sanction building plan sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the OWNER 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.
- iii) To cause mutation of my 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



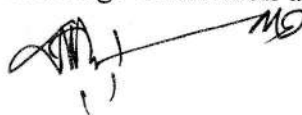
other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on my behalf.

- iv) To cause mutation and/or conversion of my Property where necessary 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 my behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
- v) To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowner/Principal and the attorney shall sign completion plan all of the building and do all the acts related thereto.
- vi) To appear and represent on behalf of the PRINCIPAL i.e. LAND OWNER 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 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.
- vii) To pay fees for obtaining the modification and such other orders and permissions from the necessary authorities on behalf of land owner as



required for 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 the said Attorney shall think fit and proper.

- viii) To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the sanctioned plans to any authority or authorities.
- ix) To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as my said Attorney shall think fit and proper.
- x) To apply for obtaining electricity-connection from CESC and install the main electric matter and also for gas connection and also for installation of lift in the Premises and to do all the acts related thereto. My 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 my Attorney shall sign, execute and submit all papers, applications, documents on my behalf and shall do all the acts and deeds on my behalf and my attorney shall execute and sign all the papers related thereto.
- xi) My Attorney shall sign all 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

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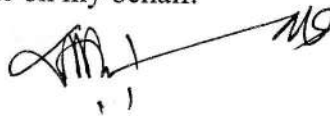
and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on my behalf.

- xii) 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.
- xiii) 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.
- xiv) 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 **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE- B** of the said registered Development Agreement. The **DEVELOPER** shall do all the acts on Developer's Allocation on behalf of the **LAND OWNER/PRINCIPAL**.
- xv) To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. 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 my behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE- D** of the said registered Development Agreement excluding the **OWNER'S**

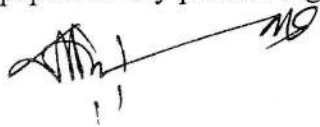
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ALLOCATION as mentioned in the SCHEDULE- B of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.

- xvi) 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 of the said registered Development Agreement excluding the **LAND OWNER'S ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xvii) 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 my said Premises or any part thereof and for that purpose to sign and execute all deeds, as my said Attorney shall think fit and proper as per the registered Development Agreement.
- xviii) 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.
- xix) 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 my behalf.



- xx) To appear and represent me 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 as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.
- xxi) To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by my Attorney as per said Development Agreement.
- xxii) To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxiii) To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf of or to be institute preferred by or any person or persons in respect of the said property.
- xxiv) To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
- xxv) 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.



xxvi) 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.

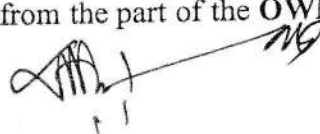
xxvii) To sign all forms and papers for installation of class one category lift in the said Premises.

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

AND I hereby ratify and confirm and agree or undertake and whatsoever my 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.

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

- (i) 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 the **DEVELOPER'S** cost.
- (ii) 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.
- (iii) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (iv) Not to do any act, deed or thing from the part of the **OWNER** whereby the



DEVELOPER is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.

- (v) 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, the cost for the local disputes or 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 **OWNER** herein shall not be liable for the same and even the **DEVELOPER** shall face or pay any cost for the labour problem, any kind of accident during construction or any types of natural calamity etc. in respect of the Development work of the concerned Premises.
- (vi) That after handing over the entire **Owner's Allocation** by the **DEVELOPER** herein the **OWNER** herein shall have to pay its proportionate taxes for its allocation to the concerned authority.
- (vii) The annexed-specification of the building shall be part of the agreement.

8. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNER** hereby undertakes that the **DEVELOPER** shall be entitled to the rest construction excluding the Owner's Allocation and shall enjoy its 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** executes and registers 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 only on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the Owner to take any revised or completion Plan from K.M.C. and to take drainage sewerage connection in the Premises and also sell the **Developer's Allocation** to the Third Party.

- (iii) The **OWNER** shall handover the original Title Deed, link deed, 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. 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 **OWNER** 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 **OWNER** and even any accident occurs during the construction, the **DEVELOPER** shall bear all the costs and take all the financial liabilities thereof.
- (v) The **OWNER** 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 **OWNER** leave this material world, her legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full cooperation to the **DEVELOPER**. The **OWNER'S ALLOCATION** shall then remain unchanged as per its Development Agreement. Simultaneously if the present signatory authority of the developer Company leaves the material world, the company shall then take all the liabilities of this project

and shall also abide by all the terms and conditions of this agreement hand over the OWNER'S ALLOCATION within the stipulated period.

- (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 OWNER and the DEVELOPER shall jointly decide the name of the proposed building to be completed by the DEVELOPER.

9. **JURISDICTION OF THE COURT:**

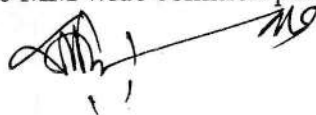
All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

**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 04 (Four) Cottahs 03 (Three) Chittacks 7.541 (Seven point five four one) Sq.ft. corresponding to 280.801 Sq.mtr. whereon a Ground Plus Three storied building with Lift Facility is being erected as per sanctioned building Permit No.2023120107 dated 29.05.2023 sanctioned by the KMC situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.900, known as K.M.C. Premises No.1912, Madurdah, Ward No.108, Assessee No.31-108-08-4027-2, under P.S. Anandapur, Kolkata – 700 107, District – South 24-Parganas and the entire property is butted and bounded by :

ON THE NORTH : Land of others;
ON THE SOUTH : Land of others;
ON THE EAST : Land of others;
ON THE WEST : 4270 MM wide common passage.



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

The OWNER herein shall get entire First Floor of the proposed building and two Car Parking Spaces on the Ground Floor of the proposed building. The OWNER shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building as mentioned in the SCHEDULE-C below.

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

Stair-case & landings common passage, water lines and water and its connection electricity main meter and line and its wiring and connection for main service line from C.E.S.C. land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker's Room toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.


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

ALL THAT the DEVELOPER herein shall get entire Second and Third Floor Flat area of the proposed building together with rest Car Parking Space area on the Ground floor of the proposed building excluding Owner's Allocation Two Car Parking Spaces. 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 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' above.



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

WITNESSES:


High Court
Calcutta

For PRABIR ENTERPRISE

Prabir Das
Proprietor

SIGNATURE OF THE OWNER

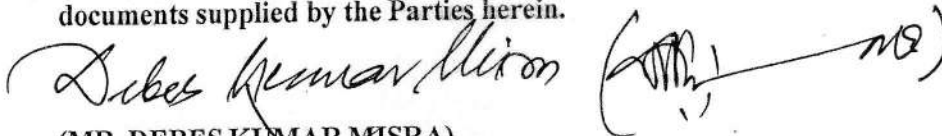
2. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700 86

Ondrila Promoters & Developers Pvt. Ltd.

Prabir Das
Director

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared by me in my chamber as per the documents supplied by the Parties herein.



(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata - 700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

Job Specification

A. Structure: The building shall be Reinforcement concrete cement framed structure as per design of the architect/Engineer.

B. Wall: All exterior brick work shall be 8" thick with bricks/Fly Ash Brickwork/AAC Block or Equivalent of approved quality. Flat partition 5" thick & all inside partition wall 3" thick wall with 1st class brick.

C. Floor, skirting & DADO:

- 1) All rooms and verandas are laid with vitrified tiles of 2' x 2' and to skirting of 4" height.
- 2) Dinning and drawing with vitrified Tiles slab with 4" skirting without any design.
- 3) All stair case landing will be made of stone/marble.
- 4) Kitchen will have anti-skid tiles in floor and dado finish with glazed tiles upto 3'0" from Granite cooking top.
- 5) In toilets & WC anti-skid tiles in floor and dado finish with glazed tiles 8" x 12" upto 6'0" height.

D. Plastering: The outside of the building will have plaster 3/4" thick average whereas the inside and ceiling plaster will be 1/4" thick (average).

E. Door:

- 1) All door would be 32 mm. Thick, Flush type, made of chemically treated hard wood with teak finish with wooden door frame of Malaysian Sal wood.
- 2) One 8" long tower bolt from inside.
- 3) One telescopic peep-whole at main door.
- 4) Electric bell point only
- 5) One mortice lock at main door.

Other Doors

- 1) Flash type doors will be provided at kitchen and toilet.
- 2) One aluminium tower bolt 6" long from outside.

One brass handle from outside.

Window: All aluminium sliding windows as per design by architect will be provided. All windows will be covered by painted M. S. ornamental grill.

All windows shutters will be fully glazed and made of 3 mm thick glass panel.

The windows of toilets shall have translucent glass.

F. Painting: The building shall be painted externally with cement based paints (Weather coat). The inside of the flat shall be of Putty. Colour wash will be done on stair case wall.

G. Toilet & kitchen:

- 1) One shower in toilet.
- 2) Two tap in toilet, all sanitary fittings will be made by Mark.
- 3) One western type WC with necessary flushing arrangement.
- 4) One ablusion tap.
- 5) One tap with stainless still sink in kitchen.
- 6) One wash basin in dining.

H. Staircase: Staircase room will be provided with glass for light and ventilation as per design.

Space for electricity meters and pumps.

I. Electrical installation:

- 1) One suitable electrical connection and meter (common) from CESC Ltd. For the entire building. Separate meter for individual flat at purchaser's cost and persuasion.
- 2) Two light points, one fan point and one 5 amp. Plug point in drawing and dining.
- 3) One fan point, two light points and one 5 amp. Plug point in bed rooms.
- 4) One ac point in master bedroom.
- 5) One light point each in toilet and kitchen along with a point of exhaust fan.
- 6) All wiring will be as per existing regulation & of materials of anchor/ havells.
- 7) One light point in varandah.
- 8) Sound less generator will be provided by extra cost from purchaser.

J. Lift: Lift from Flex Elevator will be provided.

K. Water supply:

- 1) Overhead reservoir will be provided at top as per design.
- Suitable electric pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.

Handwritten signature and initials:
A. S. Srinivasan



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

Name .. P. R. A. P. I. R. P. A. U. L.

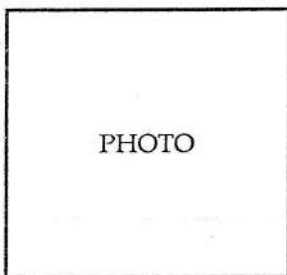
Signature .. *Prabir Paul*



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left hand					
right hand					

Name... P. R. A. P. I. R. P. A. U. L.

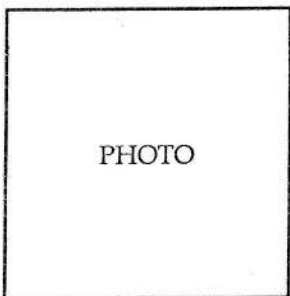
Signature .. *Prabir Paul*



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left hand					
right hand					

Name

Signature



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

Name

Signature



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



192023240155656618

GRN Details

GRN: 192023240155656618 Payment Mode: SBI Epay
GRN Date: 03/08/2023 23:13:33 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6320389565533 BRN Date: 03/08/2023 23:15:11
Gateway Ref ID: 232150072264 Method: HDFC Retail Bank NB
GRIPS Payment ID: 030820232015565660 Payment Init. Date: 03/08/2023 23:13:33
Payment Status: Successful Payment Ref. No: 2001956830/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Period From (dd/mm/yyyy): 03/08/2023
Period To (dd/mm/yyyy): 03/08/2023
Payment Ref ID: 2001956830/3/2023
Dept Ref ID/DRN: 2001956830/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001956830/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2001956830/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				19998

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY. -

PAID



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

Query No / Year	2001956830/2023	Office where deed will be registered
Query Date	31/07/2023 8:23:44 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	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 1,07,67,804/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
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: Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazirabad) , , Premises No: 1912, , Ward No: 108, Pin Code : 700107

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	4 Katha 3 Chatak 7.541 Sq Ft	1/-	1,07,67,804/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.9267Dec	1/-	107,67,804 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Messrs Prabir Enterprise (Sole Proprietorship) ,27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 PAN No. afxxxxxx7q, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative





ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19567/03493

To
সোমেশ মিশ্র
Somesh Mishra
69/1 BAGHA JATIN PLACE
BAGHA JATIN
KOLKATA
Baghajatin
Kolkata
West Bengal 700086
9051446430
21655621
18/09/2012
MN216556216FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4232 6452 4800

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1604-09662/2023	Date of Registration	04/08/2023
Query No / Year	1604-2001956830/2023	Office where deed is registered	
Query Date	31/07/2023 8:23:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
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	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,07,67,804/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone . (Mundapara -- Nazirabad) , , Premises No: 1912, , Ward No: 108 Pin Code : 700107

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 3 Chatak 7.541 Sq Ft	1/-	1,07,67,804/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.9267Dec	1 /-	107,67,804 /-	



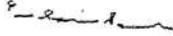



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Messrs Prabir Enterprise 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: afxxxxx7q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Oiendrila Promoters And Developers Private Limited 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Prabir Paul (Presentant) Son of Swami Santi Ranjan Paul Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office	Photo  Aug 4 2023 12:30PM	Finger Print  LTI 04/08/2023	Signature  04/08/2023
	783, Anandapur, URBANA, Tower-6,, Flat No: 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : Oiendrila Promoters And Developers Private Limited (as Director)			
2	Name Shri Prabir Paul Son of Shri Santi Ranjan Paul Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office	Photo  Aug 4 2023 12:30PM	Finger Print  LTI 04/08/2023	Signature  04/08/2023
	783, Anandapur, Urbana, Tower-6, Flat No. 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx7q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : Messrs Prabir Enterprise (as Sole Proprietor)			

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	 04/08/2023	 04/08/2023	 04/08/2023
Identifier Of Shri Prabir Paul, Shri Prabir Paul			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Messrs Prabir Enterprise	Oiendrila Promoters And Developers Private Limited-6.92666 Dec

Endorsement For Deed Number : I - 160409662 / 2023

On 04-08-2023

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

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

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

Presented for registration at 11:59 hrs on 04-08-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Prabir Paul .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,67,804/-

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

Execution is admitted on 04-08-2023 by Shri Prabir Paul, Director, Oiendriila Promoters And Developers Private Limited (Private Limited Company), 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

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

Execution is admitted on 04-08-2023 by Shri Prabir Paul, Sole Proprietor, Messrs Prabir Enterprise (Sole Proprietorship), 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

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

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 03/08/2023 11:15PM with Govt. Ref. No: 192023240155656618 on 03-08-2023, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 6320389565533 on 03-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24326, Amount: Rs.100.00/-, Date of Purchase: 31/07/2023, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2023 11:15PM with Govt. Ref. No: 192023240155656618 on 03-08-2023, Amount Rs: 19,970/-, Bank: SBI EPay (SBlePay), Ref. No. 6320389565533 on 03-08-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 301898 to 301935
being No 160409662 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.08.04 14:01:56 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/08/04 02:01:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)