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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 767281

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

[Signature]
Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

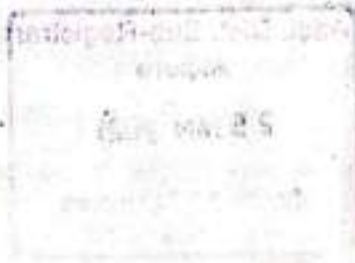
29 JAN 2021

DEVELOPMENT AGREEMENT ALONG WITH
DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPMENT POWER

OF ATTORNEY is made on this 25th day of January

Two Thousand Twenty One (2021) BETWEEN



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Sudhan Das
Stamp Vendor
Alipore Police Court
South 24 Dist., Kolkata

Bandyopadhyay



237

For Priltech Engineering

Bandyopadhyay

Partner



238

For Priltech Engineering

Sarmistha Pal

Partner



239

Ashok Kumar Das Roy



240

Sudrajit Roy



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South 24 District
Kolkata

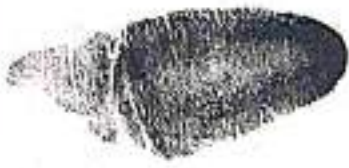
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Sy. Prasad D. D. D. D.
Ahu.

(1) **SRI ASHOK KUMAR DAS ROY, PAN : COUPD1049E, Aadhaar No. 2988 0151 3861**, son of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, residing at 156, D-Block, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, (2) **SRI SURAJIT DAS ROY** alias **SRI SURAJIT ROY, PAN : BJKPR1974E, Aadhaar No. 9360 7822 4395**, son of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 13/1, Deshbandhu Road, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, (3) **SMT. ANIMA GHOSH, PAN : CDOPG0411J, Aadhaar No. 4033 4431 4190**, wife of Late Dipak Ghosh, daughter of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at 49/C, Swami Vivekananda Road, West Rajapur, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, (4) **SMT. RUMA SARKAR, PAN : CUAPS1641F, Aadhaar No. 4491 2921 6333**, wife of Sri Jiban Sarkar, daughter of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at House No. 6, Danish Road, P.O. Panbazar, P.S. Panbazar, Guwahati - 781001, Kamrup, Assam, AND (5) **SRI DIPAYAN BHOWMIK, PAN : CFTPB1874H, Aadhaar No. 9325 9210 8355**, son of Late Dilip Bhowmik, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at 11/37, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter jointly called and referred to as the **LAND OWNERS/FIRST PARTY** (which expression shall unless repugnant to or excluded by the context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

PRITITECH ENGINEERING, PAN : AAPFP9684G, a Partnership Firm, having its registered office at 65, Baghajatin E-Block East, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, being constituted and represented by its Partners namely (1) **SRI BASUDEB PAL, PAN : AIUPP5001G, Aadhaar No. 6406 6642 1738**, son of Late Phani Bhusan Pal, by Nationality - Indian, by faith - Hindu, by occupation - Business, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, AND (2) **SMT. SARMISTHA PAL, PAN : AGHPP1452C, Aadhaar No. 4310 6527 8933**,



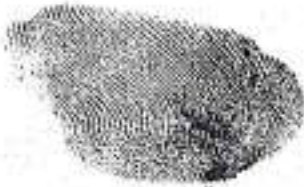
241

- Anima Ghosh



242

- Ruma Sarkar



243

- Dipayan Bhattacharya

Identified:

Sy. Prasad D.A. S. Adv.

Alipore Judges' Court,

Kolkata - 700027.



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wife of Sri Basudeb Pal, by Nationality - Indian, by faith - Hindu, by occupation - Business, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives, successors-in-interest and office and assigns and partner or partners for the time being of the said firm) of the **OTHER PART**.

WHEREAS one Sri Sita Nath Sardar was absolute owner of land, measuring an area of 40 (forty) decimal more or less, situated and lying at Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Tollygunge, District : 24-Parganas and other landed property;

AND WHEREAS one Regent Estates Ltd. a Company, having its office at 9, Royal Exchange, Calcutta purchased the aforesaid land, measuring an area of 40 (forty) decimal more or less and other landed property from said lawful owner namely Sri Sita Nath Sardar, by virtue of a registered Kobala (Bengali Sale Deed) dated 21/06/1941 which deed was registered at the Office of the District Sub-Registrar, Alipur, 24-Parganas and recorded into Book No. 1, Volume No. 65, at Pages from 166 to 171, being No. 2399, for the year 1941;

AND WHEREAS after purchased aforesaid property said Regent Estates Ltd. recorded its name with the concerned B.L. & L.R.O. and the name of the Regent Estates Ltd. was published in revisional settlement;

AND WHEREAS said Regent Estates Ltd. was recorded owner of land, measuring an area of 40 (forty) decimal more or less, situated and lying at Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Tollygunge, District : 24-Parganas and other landed property;



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Birnagar, Assessee No. 31-101-11-0226-1, and mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata – 700086;

AND WHEREAS said Smt. Kalyani Das Roy, since deceased, was absolute lawful owner of a plot of land measuring an area of 6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less and a building standing thereon, lying and situated in Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Patuli, District : South 24-Parganas also within the jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 226, Birnagar, Assessee No. 31-101-11-0226-1, in the K.M.C. Ward No. 101, mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata – 700 086, which is morefully described in the Schedule 'A' hereunder written;

AND WHEREAS said Kalyani Das Roy died intestate on 27/10/2012 leaving behind her legal heirs i.e. her two sons namely Sri Ashok Kumar Das Roy and Sri Surajit Roy alias Sri Surajit Das Roy and two daughters namely Smt. Anima Ghosh and Smt. Ruma Sarkar, one granddaughter namely Smt. Madhumita Mitra, who is daughter of Nilima Ghosh (who is predeceased daughter of said Kalyani Das Roy) and one grandson namely Sri Dipayan Bhowmik who is son of Rina Bhowmick (who is predeceased daughter of said Kalyani Das Roy), who jointly inherited the aforesaid property, which is morefully described in the Schedule "A" hereunder written, as per the Hindu Succession Act, 1956. It is noted that Kalyani Das Roy's husband namely Lal Mohan Das Roy alias Lal Mohan Roy predeceased on 08/03/1968 and Kalyani Das Roy's aforesaid daughter Nilima Ghosh predeceased on 18/02/1977 and Kalyani Das Roy's aforesaid another daughter Rina Bhowmick predeceased on 30/12/2010;

AND WHEREAS Sri Ashok Kumar Das Roy, Sri Surajit Roy alias Sri Surajit Das Roy, Smt. Anima Ghosh, Smt. Ruma Sarkar, Sri Dipayan Bhowmik and Smt. Madhumita Mitra, became **joint owners** of the aforesaid land measuring an area of 6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less and a 300 Sq.ft. tin shed cemented flooring building



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standing thereon, lying and situated in Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas also within the jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 226, Birnagar, Assessee No. 31-101-11-0226-1, in the K.M.C. Ward No. 101, mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata – 700086, free from all encumbrances, charges, encumbrances and attachments whatsoever, and this entire property hereinafter called and referred to as the **said premises** which is mentioned described in the **Schedule 'A'** hereunder written and each had undivided 1/6th share in the **said premises**;

AND WHEREAS said Smt. Madhumita Mitra had undivided 1/6th share in the said premises i.e. undivided land measuring an area of 1 (one) Cottahs 1 (one) Chittacks 41.5 (forty one point five) Sq.ft. out of total land measuring an area of 6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less and undivided 50 Sq.ft. out of 300 Sq.ft. a tin shed cemented flooring building standing thereon, lying and situated at the K.M.C. Premises No. 226, Birnagar, in the K.M.C. Ward No. 101, Kolkata – 700 086, and this undivided 1/6th share in the **said premises**, on which the said Smt. Madhumita Mitra had clear marketable right, title and interest free from all encumbrances, attachments, charges, liens and demands, whatsoever;

AND WHEREAS said Smt. Madhumita Mitra gifted conveyed transferred released her aforesaid 1/6th share in the **said premises** in favour her maternal uncle namely Sri Surajit Roy, the Land Owner No. 2 herein, by a registered Deed of Gift, executed on 27/02/2017, registered at the Office of the A.D.S.R. Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1605-2017, Pages from 26535 to 26557, being No. 160500998, for the year of 2017;

AND WHEREAS it is noted that Sri Surajit Roy is owner of the undivided 1/6th share in the said premises by inheritance from his mother said Kalyani Das Roy and further got the aforesaid undivided 1/6th share in the **said premises** from the said Smt. Madhumita Mitra by aforesaid Deed of Gift, and Sri Surajit Roy



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becomes owner of the undivided $1/6^{\text{th}}$ share + $1/6^{\text{th}}$ share = $2/6^{\text{th}}$ share = $1/3^{\text{rd}}$ share in the said premises;

AND WHEREAS Sri Ashok Kumar Das Roy, Sri Surajit Roy, Smt. Anima Ghosh, Smt. Ruma Sarkar and Sri Dipayan Bhowmik, the Land Owners herein are joint owners of **ALL THAT** piece and parcel of land measuring about **6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft.** be the same a little more or less and a 300 Sq.ft. tin shed cemented flooring building standing thereon, lying and situated in Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, A.D.S.R. Office Alipore, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas also within the jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 226, Birnagar, Assessee No. 31-101-11-0226-1, in the K.M.C. Ward No. 101, mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata - 700086, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent wide road therein, with all easement rights thereto, free from all encumbrances, charges, encumbrances and attachments whatsoever, and hereinafter called and referred to as the **said land / said premises**, mentioned in the **Schedule 'A'** hereunder written;

AND WHEREAS the Land Owners herein are very much desirous to construct a multi-storied building on their **said land** and but due to paucity of fund and also lack of experience, they cannot do the same. Upon knowledge of such desire the Developer herein has approached the Land Owners herein for development of the **said land** which the Land Owners have agreed to do so, as per the terms and conditions mentioned hereinafter;

AND WHEREAS the Developer herein has agreed to make the construction of the proposed new multi-storied building on the **said land** and the Land Owners shall jointly get flats in proposed building from the Developer herein, which is called as the **OWNERS' ALLOCATION** as described in the **Schedule 'B'** below and the Developer herein shall get rest constructed portion of the proposed building, which



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is called as the DEVELOPER'S ALLOCATION as described in the Schedule 'C' below.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

ARTICLE - I
DEFINATIONS

A. In this agreement unless it be contrary or repugnant to the subject or context be following words and/or expressions shall mean as follows :-

- i) "The OWNERS" shall mean the Land Owners above named mentioned in the clause title and their respective legal heirs, successors, executors, administrators, legal representatives, nominees and assigns.
- ii) "The DEVELOPER" shall mean the Developer above named and its Partners for the time being and their respective legal heirs, executors, administrators, successors-in-interest, legal representatives, nominees and assigns.
- iii) "The LAND/PREMISES" shall mean ALL THAT piece and parcel of land measuring 6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less and a building standing thereon; lying and situated in Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17 under R.S. Khatian No. 6, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas also within the jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 226, Birnagar, Assessee No. 31-101-11-0226-1, in the K.M.C. Ward No. 101, mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata - 700086, which is more fully described in the Schedule 'A' hereunder written on which the new proposed building is to be constructed.
- iv) "The BUILDING PLAN" shall mean the building plan prepared by the Developer herein or revised building plan as to be prepared in respect of the said



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land, includes such plans modified or revised, drawings, elevations and specification as are prepared by the Developer including variation/modification therein if any.

v) "The NEW BUILDING" shall mean the proposed multi storied building to be constructed by the Developer herein.

vi) "The CONSTRUCTIONAL HABITABLE AREA" herein shall mean the habitable and/or saleable areas of the new building.

vii) "The LAND OWNERS' ALLOCATION" shall mean upon completion of construction of the new proposed building, the Land Owners shall be entitled to get 6 (six) flats as follows : (i) one residential flat on Ground Floor, at the South-West side of the proposed building, (ii) one residential flat on Ground Floor, at the North-West side of the proposed building, (iii) one residential flat on First Floor, at the North-East side of the proposed building, (iv) one residential flat on First Floor, at the North-West side of the proposed building, (v) one residential flat on Second Floor, at the South-East side of the proposed building, and (vi) one residential flat on Second Floor, at the South-West side of the proposed building, which is/are to be constructed subject to sanction of the building plan by the Kolkata Municipal Corporation TOGETHER WITH undivided proportionate share in the said land and the common portions of the building in accordance with the terms and conditions of these presents. This is called the OWNERS' ALLOCATION as described in the SCHEDULE 'B' below.

viii) "The DEVELOPER'S ALLOCATION" shall mean the Developer will get the remaining area of the proposed building on the said land as per the building plan, save and except the Owners' Allocation mentioned hereinabove, at the said premises TOGETHERWITH the right to transfer undivided proportionate share in the said land in favour of the intending purchasers as the Attorneys of the Land Owners herein and the common portions of the building in accordance with the terms and conditions of these presents. This is called the DEVELOPER' ALLOCATION as described in the SCHEDULE 'C' below.



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- ix) "The COMMON EXPENSES" shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the building and the premises after obtaining peaceful possession of the new proposed building by the individual Flat Owners.
- x) "The COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations to comprise in the new building and the premises, after the development, including staircase, lobbies, the ultimate roof, passage, facilities which may be mutually agreed upon and between the parties as required for the establishment locations enjoyment provisions maintenance and/or management of the building.
- xi) "The SALEABLE SPACE" shall mean the space in the building available for independent use and occupation and sale.
- xii) "The PROJECT" shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the premises to be completed and possession of the complete units are taken over by the Units Owners/intending purchasers.
- xiii) "The PROPORTIONATE SHARE" with all its cognate variations shall mean such ratio the covered area of any unit or units be in relation to the covered area of all the units in the new building.
- xiv) "The UNIT" shall mean any flat or other covered area/exclusive area in the new building, which is capable of being exclusively owned used and/or enjoyed by any Unit Owner and which is not the common portions.
- xv) "The UNIT OWNER" shall mean any person who acquires, holds and/or owner of any unit in the new building and shall include the Land Owners and the Developer, for the units held by them from time to time.
- xvi) "The TIME" shall mean the proposed building shall be completed within 24 (twenty four) months from the date of obtaining sanction building plan and/or from the date of clear vacant peaceful possession of the said land/said premises to be



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given by the Land Owners to the Developer whichever is later. If require then time will be extended for next 6 (six) months.

xvii) "The SOCIETY" shall mean the Society or Association to be formed by the UNITS OWNERS for the purpose of maintenance of the new building and the premises and for collecting and defraying the common expenses provided, that until such Association is formed the Land Owners and the Developer may manage and/or maintain the new building and the Premises depend upon collection of the common expenses from the Unit Owners.

xviii) "The TITLE DEED" shall mean all the deeds and documents related to the said land/said premises mentioned and discussed in the recital hereinabove in respect of the said land/said premises.

xix) "The ADVOCATE" to the project shall mean the Developer may from time to time appoint as an Advocate for the project.

B. THE LAND OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :-

- i) That the Land Owners absolutely seize and possess of and/or otherwise well and sufficiently entitled to the said premises mentioned hereinabove.
- ii) That the right title and interest of the Land Owners in the said premises mentioned hereinabove is free from all encumbrances and the Land Owners have a clear marketable title to the same.
- iii) That the entirety of the said premises mentioned hereinabove save is in actual, have physical possession of the Land Owners.
- iv) That the Land Owners have not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.



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- v) Neither the **said premises** nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other public demand.
- vi) That the Land Owners have not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the **said premises** mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the Developer herein.
- vii) That the Land Owners are not aware of any impediment affecting the premises mentioned hereinabove whereby they are in any way barred from entering into this agreement.
- viii) That the Land Owners are fully and sufficiently entitled to deal with, develop and/or dispose off the **said premises** mentioned hereinabove and thus enter into this Agreement.

ARTICLE - II COMMENCEMENT

2.1 This agreement shall be in force from the date hereof and subsequently time may be extended during the duration of "FORCE MAJURE".

2.2 This Agreement shall cease to operate only in the event of complete transfer and registration and hand over possession of all the Developer's allocated saleable space / Developer's allocation in new proposed building by the Developer to the intending purchasers for realization of cost and investment and remuneration of the Developer for the proposed building.

ARTICLE - III LAND OWNERS' RIGHT & REPRESENTATION

3.1 The Land Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises and shall retain symbolic possession during the time of construction work.



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3.2 The said premises is free from all encumbrances and the Land Owners have a clear marketable title in respect of the said premises.

3.3 The Land Owners shall hand over to the Developer all original title deeds and other ownership related documents at the time of execution of these presents.

ARTICLE – IV
DEVELOPER'S RIGHT & REPRESENTATION

4.1 The Land Owners hereby grant exclusive right to the Developer to develop the said premises and construct building at the said premises with or without any amendment and/or modification.

4.2 All applications, plans and other papers and documents as may be required by the Developer for constructional works of the proposed building and such documents shall be prepared and submitted by the Developer on behalf of the Land Owners at the cost and expenses of the Developer and the Land Owners shall sign as and when necessary and the Developer shall pay and bear all fees charges and expenses for development of the said premises and the Land Owners shall have no responsibility to bear any cost whatsoever.

4.3 That save and except the Land Owners' allocated portion the Developer has full rights to execute any agreement for sale, transfer and convey the Developer's allocation according to their own choice and hand over the possession of the Developer's allocation.

4.4 The Developer shall have full power and liberty to sell or transfer any portion of their (Developer's) Allocation to the intending Purchaser and/or occupier and in that event the Land Owners shall have no objection but the Land Owners are bound to execute and registry Agreement, Agreement for Sale, Sale Deed and other deeds in favour of the Developer and/or its nominee(s) and/or intending Purchasers of the Developer's Allocation, if the Developer's required.



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ARTICLE - V
DEVELOPER'S OBLIGATION

- 5.1 The Developer shall use and/or cause to be used such standard building materials.
- 5.2 The Building shall be created, constructed and completed by the Developer.
- 5.3 The Developer shall construct and complete the building under its supervision and control and with the good workmanship.
- 5.4 All costs, charges, fees, statutory payments, taxes, and expenses of whatsoever name called for erection, construction and completion of the said building its materials fittings and fixtures in all respect, including temporary and permanent connections of water, sewerage, electricity and other amenities for the building shall be the responsibility and/or liability towards payment of any dues, liabilities costs, charges and expenses of the Developer. However to avoid any future doubts it is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective Flat/Unit shall be borne by the concerned Unit owner including the Land Owners herein, and the Developer shall have no responsibility for the same.
- 5.5 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocation portion (as defined hereinbefore) or any part thereof, the Developer shall fully comply with observe, fulfill and perform the requirements and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter, the Land Owners shall not be responsible or liable for any commitments that may be made by the Developer.
- 5.6 In the event of any loss or injury or damages being caused or any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life of labours of the site, the Developer shall be liable



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and responsible for the same and the consequence arising thereof in all respect and shall at all point of time kept the Land Owners indemnified for the same and all consequences, at the time of erection of the new building.

5.7 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatsoever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer's employees or workmen and the Land Owners shall have no concern with them and not be responsible or liable for meeting any obligation thereto in any manner whatsoever.

5.8 The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and other by whatsoever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said proposed building and every part thereof and the Land Owners shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon them and the Developer shall keep the Land Owners indemnified from all or any claim, damage, payments, costs and consequences suffered or incurred there from.

5.9 The Land Owners shall not be answerable and liable for any mode, part or nature of construction or for any materials to be used in course of or relating to execution construction and completion of the Building or any part thereof.

ARTICLE – VI

LAND OWNERS' OBLIGATION

6.1 The Land Owners appoint the Developer herein as their Constituted Attorney(s) at the time of execution of this Agreement, to do all the acts, deeds and things for completion of the proposed building in and upon the aforesaid premises and sale and/or transfer the Developer's allocation to the intending Purchaser(s) or other(s) on behalf of the Land Owners herein.



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ARTICLE – VIICOMMON OBLIGATION

7.1 On and from the date of completion of the building, the Land Owners as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default.

a. To pay punctually and regularly for their respective allocations all rates, taxes, the K.M.C. taxes, electric charges, levies, fees, charges, impositions and outgoings to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective owner and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other.

b. To pay punctually and regularly their respective proportionate share of service charges for the common areas and facilities of the proposed building.

ARTICLE – VIIIMISCELLANEOUS

✓ 8.1 This Agreement shall always be treated as an Agreement by and between "Principal" to "Principal". The Land Owners and the Developer have entered into the Agreement purely as a Contract and nothing contained herein shall be deemed to constructed or constitute as Partnership between the Land Owners and the Developer or an Association of Persons, Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Land Owners or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same there under subject to the terms and conditions of these presents.

8.2 From the date of delivery of possession of the said premises by the Land Owners in favour of the Developer, the possession of the said premises



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along with the rights of the develop in respect of the **said premises** by virtue of this presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Land Owners provided to the Developer is carrying on with the project in terms of this agreement.

8.3 It is also agreed and accepted between the parties hereto that the Land Owners shall not interfere about the constructional work about the proposed building.

8.4 All the dues, arrears of outstanding in respect of the **said premises** on account of the Kolkata Municipal Corporation and any other Competent Authority Taxes, levies whatsoever, before the signing of this Agreement, it shall be to the account of the Land Owners.

8.5 In case in future any defect or lacuna in the title of the Land Owners is found or any outstanding or liability in respect of the **said premises** pertaining period prior to the date of this Agreement is found in such event, without prejudice to the Developer's other rights herein and/or the Developer at its absolute discretion shall have the following option.

(a) Either to cancel this Agreement and claim refund of all amounts paid or cause to be paid and incurred by the Developer in terms hereof together with all amounts, spent by the Developer in pursuance of these presents and future together with interest thereon at the rate of 2% (two percent) per month from the Land Owners.

(b) To remove the defect or clear the liability or outstanding its own funds at the first instances and the Land Owners shall repay the same by selling such part of the Land Owners' allocation as be sufficient for the purpose of such recovery and adjust the sale proceeds to the satisfaction of the claims of the Developer.

8.6 The Land Owners shall follow the rules and regulations for such management and maintenance of the proposed building with other co-owners of the building.



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8.7 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Land Owners sent to their last known address or addresses intimating that the Land Owners' allocation area is completed.

8.8 The Developer will demolish existing construction at the said land at their own cost and they have sole right on the said demolishing/broken materials of the existing construction at the said land and the Land Owners shall not have any right title or claim on the said demolishing/broken materials.

8.9 The Developer has paid to the Land Owners Rs.10,00,000/- (Rupees Ten Lakhs) only in total as security deposit on or before signing of this agreement and the Land Owners acknowledge and admit in Money Receipt hereinafter. This amount has been paid to the Land Owners for mutation the Land Owners' names with the Kolkata Municipal Corporation, expenses of all dues, arrears of outstanding in respect of the said premises, mutation the Land Owners' names with the B.L.&L.R.O. and clear all *khajna* and conversion to *Bastu* in nature of the said land through the concerned B.L.&L.R.O., execute and registry Boundary Declaration and/or any kind of declaration deed for establishment of physical possession with ownership of the said land and also demarcation of the said land. The said total Security Deposit Rs.10,00,000/- (Rupees Ten Lakhs only) will be refunded by the Land Owners to the Developer herein before taking physical possession of the Land Owners' allocation portion in the proposed building on the said land. If the Land Owners fail to repay such Security Deposit Rs.10,00,000/- (Rupees Ten Lakhs only) on demand of the Developer then the Land Owners shall repay the same by selling or transfer or assign or convey any portion of the Land Owners' allocation.

ARTICLE-IX
FORCE MAJERE

9.1 The Developer hereto shall not be liable for any obligation herein under to the extent the performance of the related obligations, prevented by the existence of the 'FORCE MAJERE' which shall mean and include flood, earth quake, riot, storm, tempest, civil commotion, strike, lock out, lock down, labour problem and/or any



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other acts or commission beyond the control of the Developer affected thereby and also non availability of essential materials like cement, steel etc. and shall be suspended from the obligation during the duration of the 'FOURCE MAJERE'.

ARTICLE-X
COURT JURISDICTION

10.1 Disputes relating to this Agreement or its interpretation shall be referred to the local Civil Court under the High Court, Calcutta. The order and/or decree of the Ld. Court shall be final and binding upon the parties.

THE SCHEDULE 'A' REFERRED TO ABOVE
(Description of the said land/said premises)

ALL THAT piece and parcel of land measuring 6 (six) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less and one old tin shed cemented flooring building measuring about 300 Sq.ft. standing thereon, whereon proposed multi-storied building shall be erected on the said land after demolition of the existing structure, lying and situated in Mouza : Chakmasur, J.L. No. 30, comprising in C.S. Dag No. 4/55 under C.S. Khatian No. 12, corresponding to R.S. Dag No. 17, under R.S. Khatian No. 6, now R.S. Khatian No. 84, Pargana : Khaspur, District Collectorate Touzi No. 151, R.S. No. 21½, Sub-Registry Office Alipore, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas also within the jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 226, Birnagar, Assessee No. 31-101-11-0226-1, in the K.M.C. Ward No. 101, mailing address as 13/1, Deshbandhu Road, P.O. Baghajatin, Kolkata - 700086, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent wide roads therein, with all easement rights therein and the entire property is being butted and bounded as follows:-

ON THE NORTH	:	Property of Sri Banku Behari Saha;
ON THE SOUTH	:	Property of Smt. Dipali Das and 9'-0" wide black top Road maintained by K.M.C.;
ON THE EAST	:	10'-0" wide black top Road maintained by K.M.C.;
ON THE WEST	:	Property of Sri Subodh Sengupta.



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THE SCHEDULE 'B' REFERRED TO ABOVE
(LAND OWNERS' ALLOCATION)

The Land Owners will get upon completion of construction of the new proposed building, the Land Owners shall be entitled to get 6 (six) flats as follows : (i) one residential flat on Ground Floor, at the South-West side of the proposed building, (ii) one residential flat on Ground Floor, at the North-West side of the proposed building, (iii) one residential flat on First Floor, at the North-East side of the proposed building, (iv) one residential flat on First Floor, at the North-West side of the proposed building, (v) one residential flat on Second Floor, at the South-East side of the proposed building, and (vi) one residential flat on Second Floor, at the South-West side of the proposed building, which is/are to be constructed subject to sanction of the building plan by the Kolkata Municipal Corporation TOGETHER WITH undivided proportionate share in the said land and the common portions of the building in accordance with the terms and conditions of these presents.

THE SCHEDULE 'C' REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)

The Developer will get the remaining area of the proposed building on the said land as per the building plan, save and except the Owners' Allocation mentioned hereinabove, at the said premises TOGETHERWITH the right to transfer undivided proportionate share in the said land in favour of the intending purchasers as the Attorneys of the Land Owners herein and the common portions of the building in accordance with the terms and conditions of these presents.

THE SCHEDULE 'D' REFERRED TO ABOVE
(Common area, facilities and services)

1. The foundation columns, beams, supports, stair, staircase landings, stairways, corridors in between the stair-case and the flat, entrance, roof, side space, back space, front spaces, meter board place and horizontal & vertical support of the building.



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2. Common passage, water, pump, underground water reservoir, overhead water tanks, water pipe all other common water line, outside plumbing installations.
3. Electrical fittings in the common area, electrical meter board places, electric in the common area and in the main gate and main electric lines, electrical fittings in the common staircases.
4. Drainage, sewerage, soil line, rain water pipe, all sewerage lines, septic chamber and drainage out left from the building to the main duct.
5. Boundary wall and main gate of the premises.
6. Such other common parts, areas, equipments, installations fittings, fixtures, covered and open space, used as common in the said building.

THE SCHEDULE 'E' REFERRED TO ABOVE

(Common Expenses)

1. The proportionate expenses of maintaining, repairing, redecorating etc. of the main structure including the roof, rain water pipes, water pipes, sanitary, electric pipes wires, and installations in under or upon the building and enjoyed or used by the Unit Owners and the main entrance, passage, landing and stair-case of the building as enjoyed or used by the Unit Owners in common aforesaid and the boundary walls of the building compounds.
2. The proportionate costs of clearing and lighting the passage, landings, stair-case and other parts of the building as enjoyed by the Unit Owners in common as aforesaid.
3. The proportionate cost of decorating the exterior of the building.
4. The proportionate costs of salaries of caretakers, chowkidars, sweepers, mistries etc. payable to the Flat Owners' Association on formation.
5. The proportionate expenses or recurring expenditure for replacement of all or any items comprised in common area and facilities.



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6. The proportionate costs of working and maintenance of the pumps or any other equipment which may be provided in future by the flats/Units owners' Association.
7. The expenses or recurring expenditure or replacement or repair or such common utilities such as underground and overhead tank, pump and pump room and other equipments whatsoever which are or may be installed or situated in any common parts or common portion in the said building.
8. Such other proportionate expenses as are deemed necessary by all other flats/Units owners Association upon its formation registration incidental for the maintenance and upkeep of the building and/or common areas and facilities.
9. Proportionate building taxes in common.

SCHEDULE OF WORK

1. **Main Structure** : R.C.C. with 1:2:4 cement concrete.
2. **Floors** : Marble Flooring to all floor.
3. **Brick work** :
 - a) All external walls are 8" thick first class brick work with 1:6 cement mortar except where it is not necessary.
 - b) 5" thick first class brick work will be with 1:4 cement mortar.
 - c) All 3" thick first class brick work will be 1:4 cement mortar with wire reinforcement in alternate 3" brick layer.
4. **Plaster** : All walls shall be plastered with 1:6 cement mortar except ceiling with 1:4 cement mortars.
5. **Doors** :
 - A) Frame : Wooden with standard size.
 - B) Door : All Doors will be of flush doors and PVC door at toilet.



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6. **Windows** : Aluminum sliding windows fitted with glass and grill, designed by the Developer.

7. **Paints** :

A) Walls : Plaster of Paris in all the internal walls.

B) External Walls : The external walls of the building shall be painted with snowcem.

8. **Electrical** : Concealed wiring (Cooper wire).

A) Bed Room : 2 light points, 1 fan point, 1 plug points- 5 Amps.

B) Drawing/Living Room : 4 points and 1 power point.

C) Kitchen : 1 light point, 1 exhaust fan point, 1 Plug point - 15 Amp.

D) Toilet : 1 Light point, 1 exhaust fan point.

E) Verandah : 1 Light point.

9. **Sanitary & Plumbing fittings** :

A) Kitchen : One sink, one bib cock, black stone cooking platform, wall above cooking platform with tiles upto 2'-0" height from cooking platform.

B) Toilet : One Western type white pan and white plastic cistern, bib cock, one shower and tiles upto 6' height in the wall in toilet.

10. **ROOF** : Parapet wall will be provided around the roof. Roof will be net cemented.

11. **WATER SUPPLY** : One PVC overhead reservoir will be provided on the top of the stair head room. The suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir with PVC plumbing installations.

N.B: All other works beyond work schedule will be treated as extra work, which expenses/cost bear by the Land Owners individually and must be paid to the Developer before taking possession and/or demand, whichever is earlier.



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DEVELOPMENT POWER OF ATTORNEYTHE OWNERS HEREBY EMPOWER AND AUTHORISE AND APPOINT THE DEVELOPER HEREIN AS THEIR ATTORNEY TO DO FOLLOWING ACTS :

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that we (1) SRI ASHOK KUMAR DAS ROY, PAN : COUPD1049E, Aadhaar No. 2988 0151 3861, son of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Retired Person, residing at 156, D-Block, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, (2) SRI SURAJIT DAS ROY alias SRI SURAJIT ROY, PAN : BJKPR1974E, Aadhaar No. 9360 7822 4395, son of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 13/1, Deshbandhu Road, P.O. Baghajatin, P.S. Patuli, Kolkata - 700086, (3) SMT. ANIMA GHOSH, PAN : CDOPG0411J, Aadhaar No. 4033 4431 4190, wife of Late Dipak Ghosh, daughter of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at 49/C, Swami Vivekananda Road, West Rajapur, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, (4) SMT. RUMA SARKAR, PAN : CUAPS1641F, Aadhaar No. 4491 2921 6333, wife of Sri Jiban Sarkar, daughter of Late Lal Mohan Das Roy, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at House No. 6, Danish Road, P.O. Panbazar, P.S. Panbazar, Guwahati - 781001, Kamrup, Assam, AND (5) SRI DIPAYAN BHOWMIK, PAN : CFTPB1874H, Aadhaar No. 9325 9210 8355, son of Late Dilip Bhowmik, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at 11/37, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter jointly called and referred to as the PRINCIPALS/EXECUTANTS, to nominate, constitute and appoint (1) SRI BASUDEB PAL, PAN : AIUPP5001G, Aadhaar No. 6406 6642 1738, son of Late Phani Bhusan Pal, by Nationality - Indian, by faith - Hindu, by occupation - Business, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, AND (2) SMT. SARMISTHA PAL, PAN : AGHPP1452C, Aadhaar No. 4310 6527 8933, wife of Sri Basudeb Pal, by Nationality - Indian, by faith - Hindu, by occupation - Business, at present residing at "Shatabdi Apartment", Flat No. 4A, 144, Baghajatin



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Station Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700032, both are **PARTNERS of PRITITECH ENGINEERING, PAN : AAPFP9684G**, a Partnership Firm, having its registered office at 65, Baghajatin E-Block East, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, as our true and lawful **ATTORNEYS** to look after and perform all necessary works for dealing with our property mentioned in the **Schedule 'A'** hereinabove written and accordingly we authorise them to act jointly and/or individually in our names and on our behalf to execute and perform all or any of the following acts, deeds, matters and things for the purpose enumerated below:

1. To develop, construct, manage and look after, control and supervise the management, development and construction work and also to administer the said premises in our names and on our behalf in all respects.
2. To sign, execute, verify and to file plaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts, tribunals, forums, offices, competent authorities, if required and to accept services of all letters, summons, notices and other process of law, in our names and on our behalf regarding the said premises.
3. To appear in all cases, pending and to be filed in future, in connection with the said premises on our behalf and represent us in all cases in all courts, tribunals, forums, offices, competent authorities for doing all the necessary works as and when required under law.
4. To appear and represent us in all Courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ jurisdiction of the concerned High Court, B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, Kolkata Municipal Corporation Office, Electric Supply Authority or Office, Rent Control Office, CESC, and any other competent authority or authorities for the said premises.



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5. To execute, carry into effect and perform all works on our behalf in respect of the said premises as well as to make necessary representations including filing of applications and appear before the B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, and any competent authority or authorities for mutation and conversion of the said premises and/or any portion thereof by the Assessor and Collector of the Corporation.

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

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

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



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

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

11. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the new building at the said premises.

12. To perform all formalities and necessary works and sign and execute all things, instruments, applications, affidavits, undertakings, bonds, declarations, etc. for the said premises as and when required.

13. To sign, registry and execute all deeds, things, instruments, applications, affidavits, declarations which our said ATTORNEYS consider necessary for fully and effectually dispose of the rights and interest of the said premises only in respect of the Developer's Allocation.

14. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the said premises.

15. To appoint and engage Advocate, LBS, Engineer, Architect, specialised persons, etc. on our behalf, whenever our said ATTORNEY shall think fit and proper, in respect of the said premises.

16. To make General Dairy, F.I.R, Complaint to Police Authority and/or Administrative Authority or Authorities or any Competent Authority for secures our legal rights on the said premises.



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17. To negotiate all such terms and to agree to sell the DEVELOPER'S ALLOCATION (mentioned in the Schedule 'C' hereinabove written) or any part of it to any intending purchaser/purchasers and at such price which our said ATTORNEYS in their discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease for such sale, transfer or sales and/or any transfer deed(s) and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all agreements, agreement for sale and/or agreements for sale and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease in respect of the said DEVELOPER'S ALLOCATION and appear before the registry office(s) and present the same and receive the earnest money and/or consideration money for the said DEVELOPER'S ALLOCATION or any part of it.

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

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

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



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

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

1.

Susmit Mandal
65E, Baghajatin E Blk. East
KOL - 86.

2. Ankur Das Roy
D/154 Badhadin
Town Barsha Kol-32

3. Ananta Kumar Das
49/c Swami Vivekananda
Road. Cal-32

1) Ashok Kumar Das Roy

2) Surojit Roy

3) Anirban Ghosh

4) Ruma Sarkar.

5) Dipayan Bhattacharya

Signature of the Land Owners
/ Principals / Executants

For Priltech Engineering

Bandyopadhyay

Partner


For Priltech Engineering

Sasemitha Pal

Partner

Signature of the Developer
/ Attorneys

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


WB/953/2002

Surya Prasad Datta Roy
Advocate
Alipore Judges' Court,
Kolkata - 700027.



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MEMO OF MONEY RECEIPT

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

Sl. No.	Date	Payment Mode	Amount
01.	29/09/2016	By a Cheque vide No. 191449 drawn on Vijaya Bank, Jadavpur Branch.	Rs. 5,00,000/-
02.	01/11/2016	By Cash.	Rs. 2,00,000/-
03.	20/05/2017	By a Cheque vide No. 412704 drawn on Vijaya Bank, Jadavpur Branch.	Rs. 3,00,000/-
TOTAL :			Rs.10,00,000/-

(Rupees Ten Lakhs only)

WITNESSES :

1.

Sanil Mandal

2. *Ankur Das Roy*

3. *Arzobas Karimzadeh*

1) *Ashok Kumar Das Roy*

2) *Sudjit Roy*

3) *Arzobas Ghosh*

4) *Ruma Sarkar.*

5) *Dipayan Bhosmik*

Signature of the Land Owners



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Thumb

1st finger

middle finger

ring finger

small finger

left hand



right hand



Ashok Kumar Das Roy

Name... Ashok Kumar Das Roy

Signature (Ashok Kumar Das Roy) Ashok Kumar Das Roy

Thumb

1st finger

middle finger

ring finger

small finger

left hand



right hand



Sureshjit Roy

Name... Sureshjit Roy

Signature... Sureshjit Roy

Thumb

1st finger

middle finger

ring finger

small finger

left hand



right hand



Anima Ghosh

Name... Anima Ghosh

Signature... Anima Ghosh



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Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... Ruma Sarkar

Signature... Ruma Sarkar

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name... Dipayan Bhosmik

Signature... Dipayan Bhosmik

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO	left hand				
	right hand				

Name.....














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












Name.....

Signature.....

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

Name..... BASUDEB PAL

Signature..... Basudeb Pal

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

Name..... Samistha Pal

Signature..... Samistha Pal



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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas





Signature / LTI Sheet of Query No/Year 16052000167684/2021

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ASHOK KUMAR DAS ROY 156, D-Block, Baghajatin, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			Ashok Kumar Das Roy 25.1.21
2	Shri SURAJIT ROY Alias Shri SURAJIT DAS ROY 13/1, Deshbandhu Road, P.O:- Baghajatin, P.S:- Patull, District:- South 24-Parganas, West Bengal, India, PIN - 700086	Land Lord			Surajit Roy 25/01/21
3	Smt ANIMA GHOSH 49/C, Swami Vivekananda Road, West Rajapur, Baghaj, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			Anima Ghosh 25.1.21



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
4	Smt RUMA SARKAR House No. 6, Danish Road, Guwahati, P.O:- Panbazar, P.S:- PANBAZAR, District:- Kamrup, Assam, India, PIN - 781001	Land Lord			Ruma Sarkar 25.1.21
5	Shri DIPAYAN BHOWMIK 11/37, Bijoygarh, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Land Lord			Dipayan Bhowmik 25/01/2021
6	Shri BASUDEB PAL "Shatabdi Apartment" 144, Baghajatin Station Road, Flat No: 4A, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Developer [PRITTE CH ENGINEE RING]			Basudeb Pal 25/01/2021





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
7	Smt SARMISTHA PAL "Shatabdi Apartment", Flat No. , 144, Baghajatin Station Road, Flat No: 4A, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032	Represent ative of Developer [PRITITE CH ENGINEE RING]			<i>Sarmistha Pal</i> 25/11/21

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Shri ASHOK KUMAR DAS ROY, Shri SURAJIT ROY, Smt ANIMA GHOSH, Smt RUMA SARKAR, Shri DIPAYAN BHOWMIK, Shri BASUDEB PAL, Smt SARMISTHA PAL			<i>Surya Prasad Datta Roy</i> 25-01-2021

Sukanya Talukdar
(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal







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

GRN Details

GRN: 192020210213380188 Payment Mode: Online Payment (SBI Epay)
GRN Date: 25/01/2021 03:13:44 Bank/Gateway: SBIEPay Payment Gateway
BRN : 4179162559528 BRN Date: 25/01/2021 03:01:37
Gateway Ref ID: IGAKIPAXA9 Method: State Bank of India NB
Payment Status: Successful Payment ID: 2000167684/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SURYA PRASAD DATTA ROY
Address: 63 E Block East Baghajatin Station Road Kolkata 86
Mobile: 9831832151
Depositor Status: Advocate
Query No: 2000167684
On Behalf Of: Mr SURYA PRASAD DATTA ROY
Identification No: 2000167684/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000167684/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	9071
2	2000167684/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	10028
			Total	19099

IN WORDS: NINETEEN THOUSAND NINETY NINE ONLY.

Major Information of the Deed

Deed No :	I-1605-00384/2021	Date of Registration	29/01/2021
Query No / Year	1605-2000167684/2021	Office where deed is registered	
Query Date	25/01/2021 3:01:44 AM	1605-2000167684/2021	
Applicant Name, Address & Other Details	SURYA PRASAD DATTA ROY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 61,08,309/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 10,028/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BIRNAGAR, Premises No: 226, Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 11 Chatak 24 Sq Ft	1/-	60,18,309/-	Width of Approach Road: 10 Ft.,
Grand Total :				11.0894Dec	1 /-	60,18,309 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	

Vendor Details :

Name,Address,Photo,Finger print and Signature

1	<p>Shri ASHOK KUMAR DAS ROY Son of Late Lal Mohan Das Roy 180, D-Block, Baghajatin, P.O:- Jadavpur University, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: COxxxxxxDE, Aadhaar No: 20xxxxxxxx3801, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence</p>
2	<p>Shri SURAJIT ROY, (Alias: Shri SURAJIT DAS ROY) Son of Late Lal Mohan Das Roy 13/1, Doshbandhu Road, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx4E, Aadhaar No: 03xxxxxxxx4306, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence</p>
3	<p>Smt ANIMA GHOSH Wife of Late Dipak Ghosh 49/C, Swami Vivakananda Road, West Rajapur, Baghaj, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CDxxxxxx1J, Aadhaar No: 40xxxxxxxx4190, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence</p>
4	<p>Smt RUMA SARKAR Wife of Shri Jiban Sarkar House No. 6, Danish Road, Guwahati, P.O:- Panbazar, P.S:- PANBAZAR, District:- Kamrup, Assam, India, PIN - 781001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUxxxxxx1F, Aadhaar No: 44xxxxxxxx6333, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence</p>
5	<p>Shri DIPAYAN BHOWMIK Son of Late Dilip Bhowmik 11/37, Bijoigarh, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CFxxxxxx4H, Aadhaar No: 93xxxxxxxx8355, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021 , Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence</p>

Developer Details :

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

Representative Details :

Name, Address, Photo, Finger print and Signature

1 Shri BASUDEB PAL (Presentant)

Son of Late Phani Bhusan Pal "Shatabdi Apartment" 144, Baghajatin Station Road, Flat No: 4A, P.O:-
Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032,
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: A1xxxxxx1G, Aadhaar
No: 64xxxxxxxx1738 Status : Representative, Representative of : PRITITECH ENGINEERING (as
Partner)

2 Smt SARMISTHA PAL

Wife of Shri Basudeb Pal "Shatabdi Apartment", Flat No. , 144, Baghajatin Station Road, Flat No: 4A,
P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN -
700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
AGxxxxxx2C, Aadhaar No: 43xxxxxxxx8933 Status : Representative, Representative of : PRITITECH
ENGINEERING (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surya Prasad Datta Roy Son of Late S K Datta Roy Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Shri ASHOK KUMAR DAS ROY, Shri SURAJIT ROY, Smt ANIMA GHOSH, Smt RUMA SARKAR, Shri
DIPAYAN BHOWMIK, Shri BASUDEB PAL, Smt SARMISTHA PAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASHOK KUMAR DAS ROY	PRITITECH ENGINEERING-2.21788 Dec
2	Shri SURAJIT ROY	PRITITECH ENGINEERING-2.21788 Dec
3	Smt ANIMA GHOSH	PRITITECH ENGINEERING-2.21788 Dec
4	Smt RUMA SARKAR	PRITITECH ENGINEERING-2.21788 Dec
5	Shri DIPAYAN BHOWMIK	PRITITECH ENGINEERING-2.21788 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ASHOK KUMAR DAS ROY	PRITITECH ENGINEERING-60.00000000 Sq Ft
2	Shri SURAJIT ROY	PRITITECH ENGINEERING-60.00000000 Sq Ft
3	Smt ANIMA GHOSH	PRITITECH ENGINEERING-60.00000000 Sq Ft
4	Smt RUMA SARKAR	PRITITECH ENGINEERING-60.00000000 Sq Ft
5	Shri DIPAYAN BHOWMIK	PRITITECH ENGINEERING-60.00000000 Sq Ft

25-01-2021

Presented for registration at 20:05 hrs on 25-01-2021, at the Private residence by Shri BASUDEB PAL ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 61,08,309/-

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

Execution is admitted on 25/01/2021 by 1. Shri ASHOK KUMAR DAS ROY, Son of Late Lal Mohan Das Roy, 156, D-Block, Baghajatin, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Shri SURAJIT ROY, Alias Shri SURAJIT DAS ROY, Son of Late Lal Mohan Das Roy, 13/1, Deshbandhu Road, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Business, 3. Smt ANIMA GHOSH, Wife of Late Dipak Ghosh, 49/C, Swami Vivekananda Road, West Rajapur, Baghaj, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 4. Smt RUMA SARKAR, Wife of Shri Jiban Sarkar, House No. 6, Danish Road, Guwahati, P.O: Panbazar, Thana: PANBAZAR, , Kamrup, ASSAM, India, PIN - 781001, by caste Hindu, by Profession House wife, 5. Shri DIPAYAN BHOWMIK, Son of Late Dilip Bhowmik, 11/37, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

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

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

Execution is admitted on 25-01-2021 by Shri BASUDEB PAL, Partner, PRITITECH ENGINEERING (Partnership Firm), 65, Baghajatin E-Block East, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086

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

Execution is admitted on 25-01-2021 by Smt SARMISTHA PAL, Partner, PRITITECH ENGINEERING (Partnership Firm), 65, Baghajatin E-Block East, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086

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

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

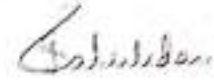
On 27-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,028/- (B = Rs 10,000/- ,E = Rs 28/-) and Registration Fees paid by by online = Rs 10,028/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2021 3:16AM with Govt. Ref. No: 192020210213380188 on 25-01-2021, Amount Rs: 10,028/-, Ban SBI EPay (SBIEPay), Ref. No. 4179162559528 on 25-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by by online = Rs 10,071/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2021 3:18AM with Govt. Ref. No: 192020210213380188 on 25-01-2021, Amount Rs: 9,071/-, Bank:
SBI EPay (SBlePay), Ref. No. 4179162559528 on 25-01-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 29-01-2021

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.

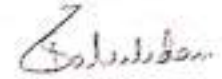
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22269, Amount: Rs.1,000/-, Date of Purchase: 22/01/2021, Vendor name:

SAMIRAN DAS



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Document of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2021, Page from 21687 to 21748
Serial No 160500384 for the year 2021.



Sukanya

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.02.02 16:39:51 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/02/02 04:39:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)