

11/4/6/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

780167
Certified that the document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata
NM/AGREE/31566

- 8 AUG 2023

Additional Registrar of
Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY made on this 8th day of August Two Thousand and Twenty Three BETWEEN PROFEETO REALTORS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "AAMCP4132F", having its registered office at L/51/1202, L-51, Spriha, Sp Shukhobristhi, AA-III, New Town, Post Office – New Town, Police Station – New Town now Technocity, Kolkata – 700 135, in the District of North 24-Parganas, represented by its Directors viz.; (1) SABIR ALI MOLLAH son of Meherul Mollah, having Income Tax Permanent Account No.

2804 22.07.21 500f

ক্রেতার নাম ও মাং
স্ট্যাম্প ডেডার স্বাক্ষর
বিধান নং ৪। সল্টালক সিটি এ ডি এস আর ও
মেট স্ট্যাম্প ক্রয় তাঃ
চালান নং মোটর কল চাকার খরিস
ক্রেতার-বারাকপুর, ডেডার-মিতা দত্ত

ARUN KUMAR BHOWMICK
ADVOCATE
HIGH COURT CALCUTTA



21 JUN 2021

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zipon luhq
S/o Late Sudhin Luhq
63/21 Dnn Dnn Road
Kolkata - 700074
Squaire



(PAN) "BFKPM4896L", Aadhaar No. 5525-4321-5797, residing at Padmabila, Post Office – Bithari, Police Station – Swarupnagar, in the District of North 24-Parganas, PIN – 743 286, (2) **MOHAMMAD AMINUL ISLAM** son of Mohammad Salauddin, having Income Tax Permanent Account No. (PAN) "ABHPI7766B", Aadhaar No. 5703-1600-8132, residing at SP Sukhobristi 12th Floor, L/51/1202, Shapoorji Pallonji Road, Newtown Action Area 3, Patharghata, Post Office – New Town, Police Station – New Town now Technocity, Kolkata – 700 135, in the District of North 24-Parganas, both are by faith – Muslim, by occupation – Business, both are Indian Citizen, hereinafter called the **OWNER**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **ONE PART**.

AND

GITANJALI ENTERPRISE, a partnership firm, having Income Tax Permanent Account No. (PAN) "AANFG9297L", having its office at 9A, N.G. Basak Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, represented by its partners viz.; (1) **MRS. RIKU CHAKRABORTY ROY** wife of Sri Rahul Roy, having Income Tax Permanent Account No. (PAN) "AYSPC3747N", Aadhaar No. 3451-4412-0310, residing at 7/1D, Naba Gouranga Basak Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, (2) **MR. ARPO DAS** son of Sri Kamalendu Das, having Income Tax Permanent Account No. (PAN) "ARDPD8610M", Aadhaar No. 5208-8558-1914, residing at NB-88, Arjunpur Uttar Para, Post Office – North Arjunpur, Police Station – Baguiati, Kolkata – 700 059, in the District of North 24-Parganas, (3) **MR. SANKET KUMAR JHA** alias **MR. SANKET JHA** son of Sri Vinodanand Jha, having Income Tax Permanent Account No. (PAN) "AENPJ7030A", Aadhaar No. 4239-2149-4291, residing at 3/50/1, East Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata



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



192023240159773858

GRN Details

GRN:	192023240159773858	Payment Mode:	SBI Epay
GRN Date:	07/08/2023 16:12:40	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6219627254936	BRN Date:	07/08/2023 16:13:08
Gateway Ref ID:	927066459	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	070820232015977384	Payment Init. Date:	07/08/2023 16:12:40
Payment Status:	Successful	Payment Ref. No:	2001985591/3/2023

[Query No*/Query Year]

Depositor Details

* Depositor's Name: Mr AKB AND ASSOCIATES
Address: 36, BRINDABAN BASAK STREET, KOLKATA - 700005
Mobile: 6291762790
Email: akbassociates1913@gmail.com
Period From (dd/mm/yyyy): 07/08/2023
Period To (dd/mm/yyyy): 07/08/2023
Payment Ref ID: 2001985591/3/2023
Dept Ref ID/DRN: 2001985591/3/2023

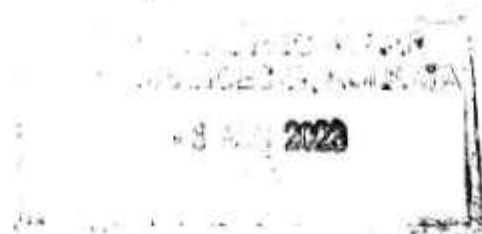
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001985591/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	9570
2	2001985591/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				9598

IN WORDS: NINE THOUSAND FIVE HUNDRED NINETY EIGHT ONLY.



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- 700 080, in the District of North 24-Parganas, all are by faith - Hindu, by occupation - Business, all are Indian Citizen, hereinafter called the **DEVELOPER/PROMOTER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

WHEREAS One (i) Shri Dhananjoy Mondal and (ii) Shri Dukhiram Mondal both sons of Late Harendra Nath Mondal, both resident of Atghara, Kalikapur, P.S. Rajarhat, 24 Parganas now North 24 Parganas were the joint owners of bagan/danga land measuring an area of 1.27 Acre (one Acre twenty seven Decimals) comprised in C.S. Dag No. 651, under C.S. Khatian No. 103, lying at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of purchase from (i) Miya Chaddin Mondal son of Late Bahadur Mondal (ii) Maniraddin Mondal, son of Bholai Mondal (iii) Keramat Ali Mondal son of Late Hela Laddin Mondal (iv) Karim Box Mondal & (v) Abbas Ali Mondal both sons of Keramat Ali Mondal all resident of Teghari, P.S. Rajarhat, (vi) Mst. Amena Khatun Bibi wife of late Golam Hochhen Molla, residing at Joypur, P.S. Bhangar, District - 24 Parganas now South 24 Parganas by a registered Deed of Sale (Bengali language Suff Bikray Kobala), registered at the office of the Bhangar, 24 Parganas now South 24 Parganas and recorded in Book No. I, Being No. 2758 for the year 1948.

AND WHEREAS While seized and possessed of the aforesaid $\frac{1}{2}$ share of land by virtue of above purchase the said Shri Dukhiram Mondal duly recorded his name to BL & LRO office in Rajarhat, under L.R. Khatian No. 252, land measuring an area of 63.50 Decimals as $\frac{1}{2}$ share out of 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the

jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Shri Dukhiram Mondal died in childless, leaving behind his only wife namely Golapi Mondal, as his only legal heir to his estate and she become the owner of the said land measuring an area of 63.50 Decimals as $\frac{1}{2}$ share out of 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present L.R. Khatian No. 252, lying at Mouza - KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of inheritance from her husband and/or in terms of the Hindu Succession Act. 1956 and enjoyed the same absolutely free from all encumbrances whatsoever.

AND WHEREAS while seized and possessed of the aforesaid plot of land, said Golapi Mondal gifted and transferred to her cousin Shri Astapada Naskar ALL THAT piece or parcel of Bagan land measuring an area of 30.48 Decimal equivalent to 18 Cottahs 7 Chittacks 14 Sq.ft. more or less, out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437, under present L.R. Khatian No. 3288, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, by a registered deed of Gift dated 20.11.2018, registered at the A.D.S.R.O. Rajarhat, New Town, copied in Book No. I, Volume No. 1523-2018, pages from 424597 to 424612, being No. 12844 for the year 2018.

AND WHEREAS While seized and possessed of the aforesaid Gift the said Shri Astapada Naskar, absolute owner of aforesaid land and thereafter he recorded his name in B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 3288, land measuring an area of 30.48 Decimal more or less (as share 0.2400) out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437 and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Shri Astapada Naskar was well seized and possessed of the aforesaid plot of Bagan land measuring an area of 30.48 Decimal equivalent to 18 Cottahs 7 Chittacks 14 Sq.ft. more or less, out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437, under present L.R. Khatian No. 3288, lying and situated at Mouza-KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as Shri Astapada Naskar shall think fit and proper.

AND WHEREAS by a Deed of Conveyance dated 01.08.2023, registered at the office of Addl. District Sub-Registrar Rajarhat, New Town, North 24-Parganas, copied in Book No. I, Volume No. 1523-2023, Page from 371676 to 371699, Being No. 152311410 for the year 2023, Shri Astapada Naskar, described therein as the Vendor, sold, transferred and conveyed to Profeeto Realtors Private Limited, described therein as the Purchaser, ALL THAT piece and parcel of Bagan land measuring an area of **30.48 Decimals** equivalent to 18 Cottahs 7 Chittacks 14 Sq.ft. out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S.

& L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252 now 3288 (In the name of Shri Astapada Naskar), lying and situated at Mouza - Kalikapur, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayat, in the District of North 24 Parganas.

AND WHEREAS Profeeto Realtors Private Limited, after the said purchase, duly mutated its name in the records of B.L. & L.R.O. under L.R. Khatian No. 3995.

AND WHEREAS Profeeto Realtors Private Limited, the Owner herein, is well seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bagan land measuring an area of **30.48 Decimals** equivalent to 18 Cottahs 7 Chittacks 14 Sq.ft. out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252 thereafter 3288 (in the name of Shri Astapada Naskar) now 3995, lying and situated at Mouza - Kalikapur, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayat, in the District of North 24 Parganas.

AND WHEREAS the Owner have approached the Developer/Promoter to undertake the development of the aforesaid land, to which the Developer/Promoter has agreed on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

ARTICLE - I, DEFINITIONS

1. **OWNER** : shall mean the said **PROFEETO REALTORS PRIVATE LIMITED**, and its successor or successors and assigns.
2. **DEVELOPER/PROMOTER** : shall mean **GITANJALI ENTERPRISE**, and its successor or successors and assigns.

3. PREMISES : shall mean **30.48 Decimals** equivalent to 18 Cottahs 7 Chittacks 14 Sq.ft. out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252 thereafter 3288 (in the name of Shri Astapada Naskar) now 3995, lying and situated at Mouza - Kalikapur, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayat, in the District of North 24 Parganas, more fully and particularly described in the schedule hereunder written.

4. BUILDING : shall mean the G+4 storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.

5. COMMON FACILITIES AND AMENITIES : shall mean lift, corridors, stairways, passage ways, provided by the Developer/Promoter, pump room, tube well, overhead tank, water reservoir, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

6. SALEABLE: space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7. OWNER'S ALLOCATION: shall mean 36% of the constructed area as per Sanction Plan of Patharghata Gram Panchayat together with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

11. TRANSFEREE : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE - II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from 8th day of AUGUST 2023.

ARTICLE - III, OWNER'S REPRESENTATIONS

1. The Owner are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances' attachment and liens whatsoever.
2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

ARTICLE - IV, DEVELOPER'S/PROMOTER'S RIGHT

1. The Owner hereby grants subject to what has been hereinafter provided the exclusive right to the Developer/Promoter to build, construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's/Promoter's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer/Promoter with the approval of the Owner.

As per Dev

The Flats/Car Parking Spaces of the Owner's Allocation will be allocated after obtaining Sanction Plan from the Authority by a Deed of Supplementary Development Agreement.

The cost of conversion of the land from "BAGAN" to "BASTU" will be borne by the Owner and Developer in equal share.

The Owner will handed over all the original documents to the Developer/Promoter after obtaining the sanction building plan from the Patharghata Gram Panchayat and the Developer/Promoter will hand over all the aforesaid documents to the Owner after completion of the project.

The Developer will be entitled to amalgamate the adjacent land with the Schedule Land.

8. DEVELOPER'S/PROMOTER'S ALLOCATION : shall mean rest of the constructed area of the said premises together with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owner's allocation.

9. ARCHITECT: shall mean the person or persons who may be appointed by the Developer/Promoter for designing and planning of the said building with the approval of the Owner.

10. BUILDING PLAN: shall mean the plan to be sanction by the appropriate authorities with such alteration or modifications as may be made by the Developer/Promoter with the approval of the Owner from time to time.

2. The Developer/Promoter shall be entitled to prepare modify or alter the plan with approval of the Owner and to submit the same to the appropriate authorities in the name of the Owner at its own costs and Developer/Promoter shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that Developer/Promoter shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the Developer/Promoter.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the Developer/Promoter or as creating any right, title or interest in respect thereof in favour of the Developer/Promoter other than an exclusive license to the Developer/Promoter to sell the flats of the said premises in terms thereof and to deal with the Developer's/Promoter's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

ARTICLE - V, APPARENT CONSIDERATION

1. In consideration of the Owner having agreed to permit the Developer/Promoter to sell the flats of the said premises and construct, erect and complete the building at the said premises the Developer/Promoter agrees: -

- a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owner's allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction of the building at the said premises.

d) Allocate the Owner of their allocation in the building to be constructed at the said premises within 42 (Forty Two) months from the date of execution of this Agreement with Grace period of 06 (Six) months, which is the essence of contract.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

ARTICLE – VI, OWNER'S ALLOCATION

1. OWNER'S ALLOCATION: shall mean 36% of the constructed area as per Sanction Plan of Patharghata Gram Panchayat together with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

The Flats/Car Parking Spaces of the Owner's Allocation will be allocated after obtaining Sanction Plan from the Authority by a Deed of Supplementary Development Agreement.

The cost of conversion of the land from "BAGAN" to "BASTU" will be borne by the Owner and Developer in equal share.

The Owner will handed over all the original documents to the Developer/Promoter after obtaining the sanction building plan from the Patharghata Gram Panchayat and the Developer/Promoter will hand over all the aforesaid documents to the Owner after completion of the project.

The Developer will be entitled to amalgamate the adjacent land with the Schedule Land.

2. The Developer/Promoter shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building.

3. The Developer/Promoter shall have no right, title and interest whatsoever in the Owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the Owner.

4. The Developer/Promoter shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owner's allocation and of the undivided proportionate share in common facilities and amenities.

ARTICLE – VII, DEVELOPER'S/PROMOTER'S ALLOCATION

1. In consideration of the above the Developer/Promoter shall be entitled to the Developer's/Promoter's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owner's allocation and the Developer/Promoter shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the Developer/Promoter and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the Developer/Promoter to obtain any further consent of the Owner and this agreement by itself shall be treated as consent by the Owner provided however the Developer/Promoter will not be entitled to deliver possession of Developer's/Promoter's allocation to any of its transferees until the Developer/Promoter shall make over possession of the Owner allocation to the Owner and comply with all other obligation of the Developer / Promoter to the Owner under this agreement.

ARTICLE – VIII, PROCEDURE

1. Owner shall grant to the Developer/Promoter a Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities.

ARTICLE – IX, CONSTRUCTION

1. The Developer/Promoter shall be solely and exclusively responsible for construction of the said building.

ARTICLE – X, SPACE ALLOCATION

1. After completion of the building the Owner shall be entitled to obtain physical possession of the Owner's allocation and the balance constructed area and other portions of the said building shall belong to the Developer/Promoter.

2. Subject as aforesaid and subject to Owner's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owner and Developer/Promoter contained herein.

3. The Owner shall be entitled to transfer or otherwise deal with the Owner's allocation in the building without any claim whatsoever of the Developer/Promoter.

4. The Developer/Promoter shall be exclusively entitled to the Developer/Promoter's allocation in the building with exclusive right to obtain transfer from the Owner and to transfer or otherwise

deal with or dispose of the same without any right claim or interest therein whatsoever of the Owner and Owner shall not in any way interfere with or disturbed the quiet and peaceful possession of the Developer/Promoter's allocation.

ARTICLE - XI, BUILDING

1. The Developer/Promoter shall at their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the Developer/Promoter within 42 (Forty Two) months from the date of execution of this Agreement with Grace period of 06 (Six) months in respect being deemed to be as the agreement between the parties.

2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The Developer/Promoter shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.

4. The Developer/Promoter shall be authorized in the name of the Owner in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the

construction of enjoyment of the building for which purpose the Owner shall execute in favour of the Developer/Promoter a power of attorney and other authorities as shall be required by the Developer/Promoter .

5. The Developer/Promoter shall at its own cost and expenses and without creating any financial or other liability on the Owner construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the Developer/Promoter with the consent of the Owner in writings.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer/Promoter and the Owner shall have no liability in this context.

7. The Developer/Promoter shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owner's allocation.

8. The Developer/Promoter will obtain **Completion Certificate** from the Patharghata Gram Panchayat at its own cost.

ARTICLE – XII, COMMON FACILITIES

1. The Developer/Promoter shall pay and bear the property taxes and other dues and outgoings in respect of the Owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the Owner till as provided hereafter.

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owner's allocation, the Developer/Promoter shall give written notice to the Owner requesting the Owner to take possession of the Owner allocation in the building and there being no dispute regarding the completion of the building in terms of the

agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30(thirty) days from the date of service of such notice and at all times thereafter the Owner shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner allocation, the said rates to be apportioned prorate with reference to the salable space in the building if they are levies on the building as a whole.

3. The Owner and the Developer/Promoter shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and Developer/Promoter and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the Developer/Promoter in this behalf.

4. As and from the date of service of notice of possession, the Owner and the Developer / Promoter shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owner's and Developer/Promoter's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways,

corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE – XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer/Promoter as constituted attorney of the Owner to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the Developer/Promoter specific may be required to be done by the Developer/Promoter and for which the Developer/Promoter may need the authority of the Owner's applications and other documents may be required to be signed or made by the Owner's relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owner shall execute any such additional power of attorney and/or authorizations as may be required by the Developer/Promoter for the purpose and the Owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owner and/or go against the spirit of this agreement.
2. Any notice required to be given by the Developer/Promoter shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledgment due to the residence of the Owner shall likewise be deemed to have been served on the Developer/Promoter if delivered by hand or send by pre-paid registered post to the Registered office the Developer/Promoter.

3. Both the Developer/Promoter and the Owner shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owner hereof the Owner hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be settled by the Parties.

5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owner of the premises or any part thereof to the Developer/Promoter or as creating any right, title or interest in respect thereof in the Developer/Promoter other than an exclusive license to the Developer/Promoter to commercially exploit the same in terms thereof provided however the Developer/Promoter shall be entitled to borrow money from any Banks without creating any financial liability of the Owner or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owner or any of their estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the Developer/Promoter shall keep the Owner indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the Developer/Promoter and/or its transferees and the Owner and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being supervised by this agreement and the Owner agree to indemnify and keep indemnified the

Developer/Promoter against any or all claims made by any third party in respect of the said premises.

8. The Owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the Developer/Promoter or enters under into agreement as and when required by the Developer/Promoter. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the Developer/Promoter or it's and assigns).

ARTICLE – XIV, FORCE MAJURE

1. The Developer/Promoter shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the Developer / Promoter.

ARTICLE – XV, ARBITRATION

1. If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.

2. JURISDICTION: - District Court of Barasat alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

(1) **MRS. RIKU CHAKRABORTY ROY** wife of Sri Rahul Roy, having Income Tax Permanent Account No. (PAN) "**AYSPC3747N**", Aadhaar No. **3451-4412-0310**, residing at 7/1D, Naba Gouranga Basak Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, (2) **MR. ARPO DAS** son of Sri Kamalendu Das, having Income Tax Permanent Account No. (PAN) "**ARDPD8610M**", Aadhaar No. **5208-8558-1914**, residing at NB-88, Arjunpur Uttar Para, Post Office – North Arjunpur, Police Station – Baguiati, Kolkata – 700 059, in the District of North 24-Parganas, (3) **MR. SANKET KUMAR JHA** alias **MR. SANKET JHA** son of Sri Vinodanand Jha, having Income Tax Permanent Account No. (PAN) "**AENPJ7030A**", Aadhaar No. **4239-2149-4291**, residing at 3/50/1, East Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, all are by faith – Hindu, by occupation – Business, all are Indian Citizen, Partners of **GITANJALI ENTERPRISE**, a partnership firm, having Income Tax Permanent Account No. (PAN) "**AANFG9297L**", having its office at 9A, N.G. Basak Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North 24-Parganas, as our true and lawful Attorney, for us in our name and on our behalf to do the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written.

To sign in the Building Plan or revised plan (if necessary) in our name for construction of building and to obtain the same on completion of legal formalities.

To sign execute, submit and take delivery site plan, building plan, application of phase – II, certificate, completion certificate or any addition/alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond, declaration, related papers as may be

required for having the plan to be sanctioned and/or sanction plans modified and/or altered by South Dum Dum Municipality, in respect to our piece of land in the name of the principals.

To deposit the fees for obtaining revised sanction plan from the Patharghata Gram Panchayat in the name of the principals.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority, with the costs and expenses of the Attorney Entirely, as per the terms, conditions and specifications of the Development Agreement entered and executed by and between the principals and the Attorney.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat/Flats except the flats & garages of owner allocation as per the Development Agreement of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/ Purchasers at his own risk at such price which our said attorney in his absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he deems fit and proper for and on our behalf.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on our behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will other acts and Deeds, which

are required/necessary for the construction of the building at the demised premises for and on our behalf at the costs and expenditures of the attorney.

To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on our behalf at his own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.

To obtain necessary certificates of completion of the building from competent authority of Patharghata Gram Panchayat, for and on our behalf.

To receive and accept any consideration against as aforesaid, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque bill or exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on our behalf.

To deliver possession, actual or constructive, as the case may be in such manner as may be feasible to the transferee or the proposed transferee and to accept or to take possession of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on our behalf, in respect of only the Developer/Promoter's Allocation, as per the Development Agreement Without having any right or authority to deal with the Owner's Allocation.

To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all added as a party or be non-suited or withdraw the same concerning our property or any part thereof, or concerning anything which we may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all complaints, written statement, accounts, inventories to accept service of all summon notices and other judicial process to execute any judgment decree or order and to appoint and engage any solicitors Advocate and to sign and to execute any vocalatnama, warrant of attorney or other authorities to act and plead for and on our behalf at the costs and expenses of the Attorney.

To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between the Developer/Promoter and any other person/s including intending purchaser/purchasers of the Developer/Promoters' Allocation in respect of the premises to be constructed to compound or comprise the same for and on our behalf, at the costs and expenses of the Attorney.

To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as we could do ourselves if present, only and exclusively in respect of the Developer/Promoters Allocation, under the Development Agreement.

To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which our said Attorney shall consider necessary

for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect we could do the same ourselves in respect of only and exclusively the Developer/Promoter's allocation, under the Development Agreement.

And we hereby agree to ratify and confirm all and whatsoever other act/s our said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of "BAGAN" land measuring an area of 30.48 Decimals equivalent to 18 Cottahs 7 Chittacks 14 Sq.ft. out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252 thereafter 3288 (in the name of Shri Astapada Naskar) now 3995, lying and situated at Mouza - Kalikapur, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, Police Station - Rajarhat, Kolkata - 700 135, within the local limits of Patharghata Gram Panchayat, under the jurisdiction of Addl. District Sub-Registrar Office Rajarhat, New Town, in the District of North 24 Parganas.

The property is butted and bounded as follows: -

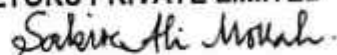
ON THE NORTH	:	R.S. & L.R. Dag No. 439, 440, 441.
ON THE SOUTH	:	R.S. & L.R. Dag No. 434, 437(P).
ON THE EAST	:	Land of R.S. & L.R. Dag No. 425.
ON THE WEST	:	R.S. & L.R. Dag No. 438, 437(P).

WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
At Kolkata in presence of: -

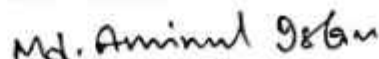
1. 

PROFEETO REALTORS PRIVATE LIMITED



Director

PROFEETO REALTORS PRIVATE LIMITED



Director

SIGNATURE OF THE OWNER
GITANJALI ENTERPRISE

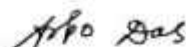
2. Saugata Chowdhury

12/8/1, K.B. Sarani,
P.O. Mall Road, P.S. Dum Dum,
Kolkata - 700080.



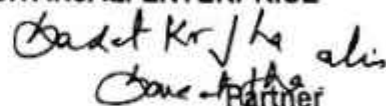
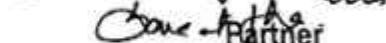
Partner

GITANJALI ENTERPRISE



Partner

GITANJALI ENTERPRISE

Partner

SIGNATURE OF THE DEVELOPER/PROMOTER

Drafted by :-



MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court, Reg. No. WB - 905/1983

63/21, Dum Dum Road, Surer Math,

P.O. - Motijheel, P.S. - Dum Dum

Kolkata - 700 074, Dial - 9830038790

E-mail ID - arun_bhaumik@yahoo.com

SPECIFICATION

1) STRUCTURE :-

R.C.C. framed structure as per municipal approved design with ISI branded steel and Durgapur / Reshmi / UltraTech / Konark cement, full coarse sand, 5/8 or 3/4 stone chips, 1st class bricks use for making building, ceiling height of Flat 9.5' ft from floor level with 4" inch RCC dhalai.

2) BRICK WALL :-

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick. All partition wall will be 5" thick with 1st class bricks.

3) FLOORING :-

All floor of Bed Rooms, Dining, Drawing, verandah and Kitchen, Toilet will be marble/vitrified tiles finish. Height of Skirting will be 6" from floor level of same specification.

Profecto Realtors Pvt. Ltd.

Md. Anisul Islam
Director

4) KITCHEN/DINNING :-

Kitchen Tabletop will be made of 2' wide Black Stone with Granite Finished. Ceramic tiles will be fitted on back side wall of table and sink upto a height of roof top level and One No. sink (size 23/18inch) and One nos. bib cock will also provided. One no. exhaust fan Point/Chimney point out of 7" dia and one no. Basin in stander size in dining hall will be provided.

Profecto Realtors Pvt. Ltd.

Sabir H. Mulla
Director

GITANJALI ENTERPRISE

Ritu Chatterjee (Roy)
Partner

GITANJALI ENTERPRISE

Arko Das

Partner

GITANJALI ENTERPRISE

Dr. Ar. Sha. Ali
Partner

5) DOORS & WINDOWS :

- (a) All Door frame will be made of Sal wood. Flush door shutter with suitable fittings for all doors. Polydoor and frames will be provided in both toilets.
- (b) All windows will be made with aluminum powder coating with open fully glass and outside will covered grill at 15' inch slap distance.

6) WATER SUPPLY :-

All internal water pipe line will be concealed Branded CPBC of required dia of approved brand and separated from roof level for each floor, and separated water Valve or Key be provide in each flat in suitable possession.

Outside water pipe line will be surface P.V.C.

Municipal Water line with reservoir on the GROUND Floor under the stair and Sub Marshal Pump will be fitted with overhead Tank.

7) SANITARY :-

All fittings of Cistern European Commode etc. will be provided of approved ISI Brand. For waste-water line P.V.C. pipe will be provided. For rain water line, P.V.C. Pipe will be provided. All porcelain fittings should "REPUTED" brand, and also provide hot and cool water line.

Profeto Realtors Pvt. Ltd.
Md. Anwarul Islam
Director

Profeto Realtors Pvt. Ltd.
Sabirul Haque
Director

GITANJALI ENTERPRISE

GITANJALI ENTERPRISE

GITANJALI ENTERPRISE

Riku Chakraborty (Roy)
Partner

Abu Bas
Partner

Basit & The ali
Basit & The ali
Partner

8) ELECTRIC :-

All electric line will be concealed with BRANDED wire and BRANDED switch will be provided. At Bed Room Two nos. light points, One No. Fan point and One No. 5 Amp. plug point in each Bedrooms, Two nos. light points, One no. fan point and One Nos. 15 Amp. Plug point will be provided in drawing-cum-dining room. In each toilet & kitchen one no. light point and one no. exhaust fan point will be provided. In kitchen One no. 15 Amp. and Three No. 5 Amp Plug point (1. Chimney Point, 1. Mixer Point, 1. Induction Point) will also be provided. Two no. light point, One No. Aqua guard point on the top of Sink, One no. Calling bell point will also be provided outside the main door. One no. light point and one no. 5 amp plug point will also at Verandah. (Cable) line will also provide. One A.C. Point in any one Bed Room and One Geyser point in Common Toilet. All switched will provided in modular branded company. One No. of Fridge Point and One No. of Washing Machine point will be provided.

9) PAINTING & FINISHING :-

Outside wall will be Putty finished, Primer finished, and painted with Exterior Nerolac Colour Paint. The Colour Paint will be selected by mutually settled between the Promoter and the Owner.

All internal wall surfaces will be finished by Putty white finish.

10) ELEVATOR :-

One no. lift (caring capacity 5 Persons) should be provided.

- If any Extra works done by the Owner then they have to pay for the same.

GITANJALI ENTERPRISE

Riku Chakraborty (Roy)
Partner

GITANJALI ENTERPRISE

Sho Das
Partner

GITANJALI ENTERPRISE

Sanjay K. Das
Partner

Profecto Realtors Pvt. Ltd.
Md. Arifur Rahman
Director

Profecto Realtors Pvt. Ltd.
Sabir Ali Sheikh
Director





SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908












N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Sabir Ali Mokal	LH.					
	RH.					

ATTESTED: Sabir Ali Mokal

 Md Aminul Islam	LH.					
	RH.					

ATTESTED: Md. Aminul Islam

 Riku Chakraborty (Roy)	LH.					
	RH.					

ATTESTED: Riku Chakraborty (Roy)

SIGNATURE OF THE
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS


R.H. BOX - THUMB TO SMALL PRINTS

 <i>Arpo Das</i>	LH.					
	RH.					

ATTESTED: *Arpo Das*

 <i>Dhanet Kumar</i> <i>ali Dhanet Jha</i>	LH.					
	RH.					

ATTESTED: *Dhanet Kumar* *ali Dhanet Jha*

 PHOTO	LH.					
	RH.					

ATTESTED:

Major Information of the Deed

Deed No :	I-1904-11189/2023	Date of Registration	08/08/2023
Query No / Year	1904-2001985591/2023	Office where deed is registered	
Query Date	03/08/2023 1:09:04 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 71,32,320/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 112/- (Article:E, E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kallkapur, JI No: 40, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-437 (RS :-)	LR-3995	Bastu	Bagan	30.48 Dec	1/-	71,32,320/-	
Grand Total :					30.48Dec	1 /-	71,32,320 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PROFEETO REALTORS PRIVATE LIMITED L/51/1202, L-51, Spriha, Sp Shukhobriathi, AA-III, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx2F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Operator Details :

Name, Address, Photo, Finger print and Signature



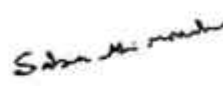





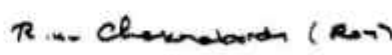
No



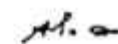


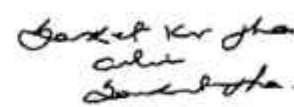
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GITANJALI ENTERPRISE




9A, N.G. Basak Road, City:- Not Specified, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 , PAN No.:: AAxxxxxx7L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	SABIR ALI MOLLAH Son of Meherul Mollah Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office			 08/08/2023
Padmabila, City:- Not Specified, P.O:- Bithari, P.S:-Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743286, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx6L, Aadhaar No: 55xxxxxxx5797 Status : Representative, Representative of : PROFEETO REALTORS PRIVATE LIMITED (as Director)				
2	MOHAMMAD AMINUL ISLAM Son of Mohammad Salauddin Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office			 08/08/2023
SP Sukhobristi 12th Floor, L/51/1202, Shapoorji Pallonji Road, Newtown Action Area 3, Patharghata, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx6B, Aadhaar No: 57xxxxxxx8132 Status : Representative, Representative of : PROFEETO REALTORS PRIVATE LIMITED (as Director)				
3	Mrs RIKU CHAKRABORTY ROY Wife of Shri Rahul Roy Date of Execution - 08/08/2023, , Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office			 08/08/2023
7/1D, Naba Gouranga Basak Road, City:- Not Specified, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx7N, Aadhaar No: 34xxxxxxx0310 Status : Representative, Representative of : GITANJALI ENTERPRISE (as Partner)				

Name	Photo	Finger Print	Signature
Mr ARPO DAS (Presentant) Son of Shri Kamalendu Das Date of Execution - 08/08/2023, Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office			
Aug 8 2023 1:10PM	LTI 08/08/2023	08/08/2023	
NB-88, Arjunpur Uttar Para, City:- Not Specified, P.O:- North Arjunpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx0M, Aadhaar No: 52xxxxxxxx1914 Status : Representative, Representative of : GITANJALI ENTERPRISE (as Partner)			
Name	Photo	Finger Print	Signature
Mr SANKET KUMAR JHA, (Alias Name: Mr SANKET JHA) Son of Shri Vinodanand Jha Date of Execution - 08/08/2023, Admitted by: Self, Date of Admission: 08/08/2023, Place of Admission of Execution: Office			
Aug 8 2023 1:10PM	LTI 08/08/2023	08/08/2023	
3/50/1, East Mall Road, City:- Not Specified, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0A, Aadhaar No: 42xxxxxxxx4291 Status : Representative, Representative of : GITANJALI ENTERPRISE (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAK GUHA Son of Late Sudhir Guha 63/21, Dum Dum Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
08/08/2023	08/08/2023	08/08/2023	
Identifier Of SABIR ALI MOLLAH, MOHAMMAD AMINUL ISLAM, Mrs RIKU CHAKRABORTY ROY, Mr ARPO DAS, Mr SANKET KUMAR JHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PROFEETO REALTORS PRIVATE LIMITED	GITANJALI ENTERPRISE-30.48 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 437, LR Khatian No:- 3995	Owner: প্রফিটো রিয়েলটরস প্রাইভেট লিমিটেড, Gurdian: পক্ষে ডিরেক্টর, Address: নিজ , Classification: বাগান, Area: 0.31000000 Acre,	PROFEETO REALTORS PRIVATE LIMITED

08-08-2023

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 11:55 hrs on 08-08-2023, at the Office of the A.R.A. - IV KOLKATA by Mr ARPO DAS ..

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 71,32,320/-

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

Execution is admitted on 08-08-2023 by SABIR ALI MOLLAH, Director, PROFEETO REALTORS PRIVATE LIMITED (Private Limited Company), L/51/1202, L-51, Sriha, Sp Shukhobristhi, AA-III, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr DIPAK GUHA, , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 08-08-2023 by MOHAMMAD AMINUL ISLAM, Director, PROFEETO REALTORS PRIVATE LIMITED (Private Limited Company), L/51/1202, L-51, Sriha, Sp Shukhobristhi, AA-III, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr DIPAK GUHA, , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 08-08-2023 by Mrs RIKU CHAKRABORTY ROY, Partner, GITANJALI ENTERPRISE (Partnership Firm), 9A, N.G. Basak Road, City:- Not Specified, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080

Indetified by Mr DIPAK GUHA, , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 08-08-2023 by Mr ARPO DAS, Partner, GITANJALI ENTERPRISE (Partnership Firm), 9A, N.G. Basak Road, City:- Not Specified, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080

Indetified by Mr DIPAK GUHA, , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Execution is admitted on 08-08-2023 by Mr SANKET KUMAR JHA, , Mr SANKET JHA Partner, GITANJALI ENTERPRISE (Partnership Firm), 9A, N.G. Basak Road, City:- Not Specified, P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080

Indetified by Mr DIPAK GUHA, , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 112.00/- (E = Rs 28.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2023 4:13PM with Govt. Ref. No: 192023240159773858 on 07-08-2023, Amount Rs: 28/-, Bank: SBI EPay (SBIPay), Ref. No. 6219627254936 on 07-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 9,570.00/-, by online = Rs 9,570/-

Description of Stamp

* Stamp: Type: Impressed, Serial no 2804, Amount: Rs.500.00/-, Date of Purchase: 22/07/2021, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2023 4:13PM with Govt. Ref. No: 192023240159773858 on 07-08-2023, Amount Rs: 9,570/-, Bank: SBI EPay (SBIPay), Ref. No. 6219627254936 on 07-08-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2023, Page from 553406 to 553447
being No 190411189 for the year 2023.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.22 18:06:56 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/22 06:06:56 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)