

11677/2023 11436/2023
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते
INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 814153



11/8
19:25
2/2047557/23
N= 1759980/-
on 05/08/23
50-50/-
Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

11 AUG 2023

**DEVELOPMENT AGREEMENT
WITH POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY is made this 11th day of August, in the year Two Thousand Twenty Three (2023)

BETWEEN

117307

Chaitali Chatterjee

Advocate

City Civil Court at Calcutta

10 AUG 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

10 AUG 2023



Additional Registrar of
Assurances-IV, Kolkata

11 AUG 2023

Additional Registrar of
Assurances-IV, Kolkata



ADDITIONAL REGISTRAR
ASSURANCES-IV, KOLKATA
11 AUG 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



110820232016570131

GRIPS Payment Detail

GRIPS Payment ID:	110820232016570131	Payment Init. Date:	11/08/2023 08:02:23
Total Amount:	35098	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1769214739032	BRN Date:	11/08/2023 08:02:59
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs C Chatterjee
Mobile: 9836118227

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240165701328	Directorate of Registration & Stamp Revenue	35098
Total			35098

IN WORDS: THIRTY FIVE THOUSAND NINETY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240165701328

GRN Details

GRN: 192023240165701328 Payment Mode: SBI Epay
GRN Date: 11/08/2023 08:02:23 Bank/Gateway: SBIEPay Payment Gateway
BRN : 1769214739032 BRN Date: 11/08/2023 08:02:59
Gateway Ref ID: 927102240 Method: Axis Bank-Retail NB
GRIPS Payment ID: 110820232016570131 Payment Init. Date: 11/08/2023 08:02:23
Payment Status: Successful Payment Ref. No: 2002047557/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs C Chatterjee
Address: City Civil Court, Calcutta
Mobile: 9836118227
Period From (dd/mm/yyyy): 11/08/2023
Period To (dd/mm/yyyy): 11/08/2023
Payment Ref ID: 2002047557/1/2023
Dept Ref ID/DRN: 2002047557/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002047557/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	35070
2	2002047557/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				35098

IN WORDS: THIRTY FIVE THOUSAND NINETY EIGHT ONLY.

GOVT. OF INDIA
Ministry of Revenue
Directorate of Registration & Stamp
CHITTS OCHILAN
CHITTS OCHILAN



1. Name of the person	2. Address	3. Nature of the transaction	4. Date of the transaction	5. Amount of the transaction	6. Stamp duty payable	7. Name of the person	8. Address	9. Nature of the transaction	10. Date of the transaction	11. Amount of the transaction	12. Stamp duty payable

1. Name of the person	2. Address	3. Nature of the transaction	4. Date of the transaction	5. Amount of the transaction	6. Stamp duty payable	7. Name of the person	8. Address	9. Nature of the transaction	10. Date of the transaction	11. Amount of the transaction	12. Stamp duty payable



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Registrar of Assurances, Kolkata, this _____ day of _____, 20____.

(1) SRI PHALGUNI PAL (PAN-AFYPP8290C), son of Late Narayan Chandra Pal, by Faith-Hindu, by Occupation-Service, by Nationality - Indian and **(2) SMT. KABERI ROY** (PAN-ANHPR9732N), wife of Sri Tapan Kanti Roy, by Faith-Hindu, by Occupation-Housewife, by Nationality - Indian, both are residing at 109/A, Keshab Chandra Sen Street, P.S. - Amherst Street, P.O. Raja Ram Mohan Ray Sarani, Kolkata-700009, hereinafter jointly called and referred to as the **"OWNERS/FIRST PARTY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **'FIRST PART'**.

AND

K.S. CONSTRUCTION (PAN-AATFK7300G) a Partnership firm having its registered office at 93/1, Hari Ghosh Street, P.S. Burtolla, P.O. Beadon Street, Kolkata-700006, represented its partners **(1) SRI SOMEN DUTTA** (PAN-AGDPD5916B), son of Late Bishnu Prosad Dutta, by Faith-Hindu, by Occupation-Advocate, by Nationality - Indian, residing at 93/4A, Hari Ghosh Street, P.S. Burtolla, P.O. Beadon Street, Kolkata-700006, **(2) SRI KASHI NATH ROY** (PAN-AFXPR7176Q), son of Late Ahi Bhusan Roy, by Nationality Indian, by faith Hindu by occupation Business, residing at 93/1, Hari Ghosh Street, Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, hereinafter referred to as the **"DEVELOPER/SECOND PARTY"** (which expression shall unless excluded by or



repugnant to the subject or context be deemed to mean and include successor-in-office and assigns) of the '**SECOND PART**'.

WHEREAS one Surat Sova De was the owner of **ALL THAT** piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4 (four) Cottah, 5 (Five) Chittak and 36 (Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta and was enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispens, demands, claims, hindrances, debts and dues whatsoever

AND WHEREAS the said Sarat Sova De being the owner had sold, delivered, conveyed, alienated, devised, demised, granted and transferred the said **ALL THAT** piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4 (four) Cottah, 5(Five) Chittak and 36 (Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta unto and in favour of one Sushama Sundari Mitra W/o. - Late Kala Chand Mitra by a Sale Deed dated 2nd October, 1940 duly registered with the Office of the Registrar of Assurances at Calcutta for a valuable consideration



free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS being the owner said Sushama Sundari Mitra got her name recorded with the Assessment records pertaining to the said property with the concerned office of the then Calcutta Municipal Corporation and was enjoying the right, title and interest of the same free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS said Sushama Sundari Mitra died intestate on 1st May, 1981 leaving behind surviving her two sons namely Pratul Chandra Mitra and Goutam Mitra and three daughters namely Smt. Anjana Basu, Smt. Santana Basu and Jamuna Dutta as her legal heirs and successors who had inherited the said property in equal proportionate, shares [i.e. 1/5th Each] as per the law of inheritance.

AND WHEREAS out of natural love and affection the said being the owner said Smt. Anjana Basu, Smt. Santana Basu and Jamuna Dutta had jointly gifted all their owned share i.e. 3/5th share of the said property unto and in favour of their brothers namely Pratul Chandra Mitra and Goutam Mitra jointly by a virtue of a registered Deed of Gift dated 23rd June, 1992 duly registered with the Office of the Sub-Registrar of Assurances at Calcutta and recorded in Book No. I, Volume No. 423, Pages 458 to 470, Being 12471 for the year 1992



AND WHEREAS in the manner aforesaid said Pratul Chandra Mitra and Goutam Mitra became the joint owners of the said **ALL THAT** piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4 (four) Cottah, 5 (Five) Chittak and 36 (Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata and for all material times enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispens, demands, claims, hindrances, debts and dues whatsoever without any disturbance and/or interference whatever from any comer whichever.

AND WHEREAS the said Pratul Chandra Mitra died intestate leaving behind him surviving his widow namely Arundhati Mitra and only son namely Pallav Mitra as his legal heirs and successors who had inherited the half portion of the said property as owned by the said Pratul Chandra Mitra in equal proportionate shares as per the law of inheritance.

AND WHEREAS in the manner aforesaid the **said** Goutam Mitra and Arundhati Mitra and Pallav Mitra became the joint owners of the said property.

AND WHEREAS being the owners and were well seized and possessed of the said **FIRST SCHEDULE** property, the said



Goutam Mitra and Arundhati Mitra and Pallav Mitra were jointly sold, transferred and conveyed a Part or Portion of the said Structure being **ALL THAT** residential Flat measuring an area a little more or less **1400 sq. ft.** lying on the Northern side of **First Floor** on the building being **Ground plus One storied building** with a **Covered Garage of 135 Sq Ft** on the Ground Floor in favour of (1) SRI SHRAWAN KUMAR BAGARIA., and (2) SMT. SEEMA BAGARIA, with a valuable consideration mentioned thereon by virtue of Deed of Conveyance executed on the 4th day of March, 2005, which was registered with the Office of Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, CD Volume 15, pages from 3301 to 3322, being No.03832 for the year 2011 out of Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata, P.S. Shyampukur, Ward No. 11, Kolkata-700004.

AND WHEREAS the said Goutam Mitra and Arundhati Mitra and Pallav Mitra hereunder CREATE UNDER THE MORTGAGE of the whole Property, as a COLLATERAL SECURITY against their Business Loan to the aforesaid SECURED CREDITOR, STATE BANK OF INDIA, BERHAMPORE BRANCH.

AND WHEREAS portion of property purchased by said Shrawan Kumar Bagaria & another vide the above referred Deed of Sale but since the possession was not delivered by the then owners as the property i.e. the entire premises was given under mortgage with "STATE BANK OF INDIA"



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Berhampur Branch, by the vendors thereon and said Shrawan Kumar Bagaria & Another had to move before The Hon'ble High Court at Calcutta by the Suit No. C/S. No. 258 of 2011 and E.C. 523 of 2013 and obtained THE DECREE under Order XXI Rule 11(2) of the Code of Civil Procedure, 1908 as well as the physical possession of the said Purchased Portion of the property by the order of Hon'ble High Court /Calcutta, dated 17.09.2017.

AND WHEREAS thereafter said Shrawan Kumar Bagaria and Seema Bagaria jointly sold, transferred and conveyed said aforesaid property in favour of Sri Phalguni Pal and Smt Kaberi Roy (herein referred to as the Purchasers) by virtue of registered Deed of conveyance dated 24/04/2019 which was registered with the Office of Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume 1902-2019, pages from 56663 TO 56696, being No.01557 for the year 2019 together with the undivided and indefeasible proportionate share of land and all other easement right and common areas and amenities appurtenant thereto with a valuable consideration mentioned thereon.

AND WHEREAS the said Goutam Mitra and Arundhati Mitra and Pallav Mitra having failed and neglected to repay the debts Dues as agreed upon due to the said SECURED CREDITOR in spite of repeated demands and reminders, Demand Notice dated 22nd, October, 2008 under The



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Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise power conferred upon under section 13(2) read with rule 9 of Security Interest (Enforcement) Rules 2002 was issued upon the Borrower/Guarantor to pay its entire outstanding dues with interest and all other costs, charges etc. in order to discharge its loan liabilities in full under section 13(2) of The Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

AND WHEREAS thereafter The said Secured Creditor, The State Bank of India, Berhampore Branch, put up a Petition before the Hon'ble Debts Recovery Tribunal (DRT) - III , Kolkata, Govt, of India, Ministry of Finance, Deptt. of Financial Services (Banking Division), 8th Floor, Jeevan Sudha Building, 42C, Jawaharlal Nehru Road, Kolkata-700071 for the Recovery of the debts dues from the said Goutam Mitra and Arundhati Mitra and Pallav Mitra, through a S.A Case No.-RP/08/2014.

AND WHEREAS the Ld. Judge, DRT-III, Kolkata, having no option on behalf of the SECURED CREDITOR of the exercise of the powers conferred under section 25,28 & 29 of the Recovery of Debts Dues to Banks and Financial Institution Act, 1993 read with Rule 65 of the Second Schedule to the Income Tax Act, 1961 proposed to realize the debts Dues by way of Sale of Assets as required of the said BORROWER / GUARANTORS calling upon them to pay the entire Debts Dues



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within 30 days Sale Notice from the date of the said sale Notice Published, in two leading daily newspaper viz. "ANANDA BAZAR PATRIKA & TELEGRAPF" each dated 27.01.2021 mentioning the Reserve Price of **Rs.90,00,000/- (Ninety Lac only)**. But having failed to repay the said Debts Dues to the SECURED CREDITOR, The sale Auction was Proceed by DRT-III, Kolkata.

AND WHEREAS by virtue of the order of the Learned D.R.T. – III, Kolkata, the Learned receiver Kamal Chakraborty duly transferred the right title interest of the remaining portion of the premises no. 2A, Kala Chand Sanyal Lane, Kolkata – 700004, in favour of the said Phalguni Paul and Smt. Kaberi Roy, by virtue of a Registered Deed of Conveyance dated 07.06.2022 which was registered before A.R.A. – II, Kolkata and recorded in Book No. I, Volume No. 1902-2022, pages 280753 to 280783 being no. 07311 for the year 2022.

AND WHEREAS the present OWNERS have decided to develop the multistoried building on the said plot of land being **ALL THAT** the piece and parcel of Land measuring an area about 4 Cottah 5 Chittack 36 Sq. Ft. be the same a little more or less lying and situated Premises No. premises no. 2A, Kala Chand Sanyal Lane, Kolkata – 700004, Police Station – Shyampukur under the jurisdiction of Kolkata Municipal Corporation, Ward No.011, be the same a little more or less hereinafter referred to as the "said property" which is



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morefully and particularly described in the Schedule 'A' below;

AND WHEREAS the party of the second part has agreed to undertake the full responsibility of the construction strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation;

NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-

1. That the party of the second part shall construct a multi storied building according to the plan sanctioned by the KMC after demolishing the said property which is morefully and particularly described in the Schedule 'A' below; be the same a little more or less, more fully and particularly mentioned and described in the Schedule "A".

2. In this agreement the following words are used in the following senses unless contrary intent appears from the context.

3. (i) **OWNERS:** Shall mean **(1) PHALGUNI PAL AND (2) KABERI ROY** and after them, their heirs, executors, administrators, representatives and assigns.

ii) **DEVELOPER:** shall mean **K.S. CONSTRUCTION** a Partnership firm represented its partners **(1) SRI SOMEN DUTTA** and **(2) SRI KASHI NATH ROY**.



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- (iii) **THE SAID PROPERTY:** Shall mean the said property being being **ALL THAT** the piece and parcel of Land measuring an area about 4 Cottah 5 Chittack 36 Sq. Ft. be the same a little more or less lying and situated premises no. 2A, Kala Chand Sanyal Lane, Kolkata - 700004, Police Station - Shyampukur under the jurisdiction of Kolkata Municipal Corporation, Ward No.011.
- (iv) **BUILDING:** Shall mean the building or buildings to be constructed in or at the said property as per the plan to be sanctioned by the Kolkata Municipal Corporation.
- (v) **ARCHITECT:** Shall mean person or persons who may be appointed by the party of the second part for designing and planning of the building as per the Kolkata Municipal Corporation Acts and Rules as well as various acts and rules of other statutory and/or local bodies.
- (vi) **BUILDING PLAN:** Shall mean such plan prepared by the party of the second part and/or his Architect and/or his LBS for the construction of the building which will be sanctioned by the Kolkata Municipal Corporation and/or other authority, Government Body and/or bodies as the case may be.



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- (vii) **UNIT AND APARTMENT:** Shall mean flat and/or other space or spaces intended to be built by the party of the second part.
- (viii) **COMMON PARTS:** Shall include corridors, passage, ways, staircase, lift, drive ways, roof common lavatories, pumps room, overhead and underground water tank, water pump and motor and other facilities which may be mutually agreed upon by the parties morefully described in the **SCHEDULE "D"**.
- (ix) **COMMON EXPENSES** shall mean and include the expenses for maintenance, management, repair, cleaning etc. of the common portion morefully and specifically described in **SCHEDULE "E"**.
- (x) **THE OWNERS'S ALLOCATION :** Shall mean entire first and fourth floor and 50% of the ground floor of the New building and including similar proportionate share in the land and common parts area and facilities of the said building.
- (xi) **THE DEVELOPER'S ALLOCATION:** Shall mean the entire remaining portion i.e. entire Second and Third Floor and 50% of the Ground Floor of the new building excluding OWNERS' allocation mentioned hereinabove and open spaces and/or saleable spaces including



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similar proportionate share in the land and common parts area and facilities in or at the said property. The old building materials shall be only 50% enjoyed by the developer. Balance 50% Shall be enjoyed by the Owners

The DEVELOPER shall bear all the responsibilities of the existing tenants of the said building as per their choice.

(xi) **ADVOCATE** : Shall mean Chaitali Chatterjee, Advocate of 162, Sri Aurobinda Sarani, Kolkata-700006.

4. That before taking up the constructional work the party hereto of the Second Party shall obtain necessary sanction plan from the Kolkata Municipal Corporation and/or any other statutory and/or local body or bodies with regard to each and every aspect of the constructional work. Be it specially noted here that the parties hereto of the First Part shall not in any manner whatsoever be liable and/or responsible for any deviation and/or non-compliance of any statutory rules and regulation made by the party hereto of the Second Part. The developer undertake to pay any damages, penalties and/or commanding fees payable to the authority or authorities concerned relating to any deviation and in case of any further sanction obtained by the developer from any competent authority the first part i.e. the OWNERS shall get proportionate share of covered area of the said extended portion.



5. That the party hereto of the Second Part shall complete the Entire Constructional Work within 24 (twenty four) months from the date of obtaining sanction plan from the Kolkata Municipal Corporation. Hence Ground Floor will hand over to the Owner within One year from the date of obtaining sanction plan from the Kolkata Municipal Corporation. The time of the completion of the proposed building is the essence of this contract.

The party of the first part shall not be responsible to pay any damages for delay due to some unforeseen circumstances or act of God or situations beyond control.

The developer shall handover the possession of the OWNERS' allocation in the floors as mentioned previously to the OWNERS within the aforesaid period of 24 (twenty four) months from the date of obtaining sanctioned building plan from the KMC.

6. That the party hereto of the Second Part will be at liberty to enter into any agreement for sale and/or transfer of the flats in respect of the party of the developer's allocation without obtaining any sort of approval and/or consent from the party hereto of the First Party on such terms, conditions, covenants and stipulations including acceptance of consideration that may be agreed upon by the parties hereto of the Second Part and the intending Purchaser or Purchasers



without jeopardizing the right, title, interest and possession of the first parties allocation in any manner whatsoever.

7. Both the parties hereto i.e. the party of the first part and Second Part undertake to abide by all the statutory rules and regulations laid down by various authorities for construction of a building. It is hereby agreed by and between the parties that The First Party (Owner's) has full of liberty to transferred their allocated part as their choice

8. That the party hereto of the Second Part shall receive all amounts viz. booking money, Earnest Money, Sale Proceeds from the intending Purchasers for booking and/or allotment of the flats falling within the purview of the party of the second part allocation and shall execute valid receipts for the same without making the parties hereto of the first part liable and/or responsible for the same in any manner whatsoever.

9. As stipulated above the parties hereto of the First Part shall be duty bound to execute appropriate deeds of transfer in favour of the intending purchasers after obtaining portion allocated to the first party and all stamp duty, registration cost, Advocate's Fees and/or other allied and/or incidental expenses shall be borne by the intending purchasers.

10. That the OWNERS shall execute and register a Development Power of Attorney in favour of the Developer or



its proprietor as the case may be to facilitate the Developer to have plan for constructing the said Building sanctioned by the Kolkata Municipal Corporation for construction of the Building according to the plan sanctioned by the Kolkata Municipal Corporation. Such Power of Attorney shall empower the Developer to sell flats, car parking space, shops and other covered spaces, if any, within the Developer's Allocation and for such purpose, to enter into an Agreement for Sale with its intending purchaser(s) and to receive all earnest money and all payments towards consideration money and to sign and execute and register the Deeds of Conveyance in respect of the said flats, car parking space, shop and covered space in the Developer's Allocation and vice versa.

11. On completion of the proposed new building the developer shall deliver the possession of the OWNERS' allocation through a possession letter in respect of the OWNERS' allocation to the OWNERS and also provide thereon and occupancy certificate in respect of the said newly constructed building form the KMC.

12. Notwithstanding anything contained above with regard to the time limits in respect of the constructional work to be completed within 24 (twenty four) months from the date of obtaining sanctioned building plan from the KMC, the said period may be extended for another 3 months in case of any natural calamity and/or Act of God beyond the control of the



Party hereto of the Second Part, if this situation will occur in the Last Six months of 24 (twenty four) months period.

13. The Second Party shall make earnest endeavor to get the plan sanctioned by the Kolkata Municipal Corporation within 6 months from the date of execution of this agreement.

14. The Developer shall have the right to appoint Contractors for the construction of the building and hereby undertakes to indemnify and keep the OWNERS indemnified from and against any and all third party claims, demands for compensation or otherwise and actions whatsoever arising out of or any act or omissions of the Developer and/or the contractor or any accident or otherwise in or relating to the construction of the building. Any workmen, labourer used, employed or to be used and employed by the Developer for constructing the Building shall remain at the Developer and/or his agent's sole risk and responsibility.

15. That the OWNERS shall pay the entire municipal taxes due upto the date of execution of this agreement and thereafter the party hereto of the Second Part shall pay all Municipal Taxes and other outgoings on and from such date till the completion of the constructional work and/or handing over the OWNERS's allocation.

16. The developer hereby agrees and covenants and undertake that they shall provide suitable alternative accommodation to the OWNERS in the locality and also the tenants at the cost and expenses of the developer till the completion of the said building.

17. The OWNERS undertakes to vacate their possession in respect of the Schedule-A property to the developer as early as possible after the sanction plan granted by the Kolkata Municipal Corporation, provided that the second party shall make arrangement for alternative accommodation for the OWNERS and the tenants in the meantime.

18. That the party hereto of the Second Part shall be liable for maintenance, safety and security of the OWNERS allocation till the possession of the said OWNERS' allocation is handed over to the OWNERS.

19. That the parties hereto of the First Part shall be exclusively entitled to the first parties allocation in respect of the said building with exclusive right to sell, transfer or otherwise deal with or dispose off the same to such price or prices as they may deem fit without any right, claim or demand whatsoever of the Party hereto of the Second part after receiving allocated portion of the total constructed area from the developer.



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20. The both parties hereto undertake to keep themselves indemnified against all third party claims and actions arising out of any sort of act in respect of their allocated portion.

21. There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

22. All expenses for obtaining the sanctioned plan from the Municipal Authority including expenses for construction by engaging Architect, Engineers, building surveyors, men, masons shall be borne by the party hereto of the Second Part only.

23. Both the party herein shall enjoy their respective allocation/portions in the said new constructed building under their occupation forever with absolute right to alienate, transfer and such rights of the parties in no way could be taken of or infringed by either of the parties under any circumstances.

24. Neither party shall demolish any wall or other structure in their respective proposed allocation or any portion thereof or make any structural alteration therein without the previous consent of the others in this behalf.



25. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

26. The respective allottees or their transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working condition and in particularly so as not to cause any acts to other occupiers of the building and indemnify from and against the consequences of any breach.

27. Neither the party nor their transferees shall do or cause or permitted to be done any act or thing which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from the consequences of any breach.

28. That the OWNERS herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said property and/or any portion thereof at any time during the subsistence of this agreement.

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29. That the parties in this agreement can seek specific performance of this agreement in case the need so arises from a competent Court of law having jurisdiction over the property as described in Schedule "A".

30. The details of materials to be used by the party of the second part in construction have been depicted in the **SCHEDULE "B"** hereunder written.

POWER OF ATTORNEY

NOW KNOW YE AND THESE PRESENTS that we do hereby nominate, constitute and appoint the said developers as our **LAWFUL ATTORNEY** to perform on our behalf of the said firm for ourselves and on our behalf, to severally do, exercise, perform and execute all or any of the acts, deeds, matters and things concerning in respect of the said property that is to say:-

- (1) To sign and prepare plans for the development of the said landed property mentioned above and which has been described fully in the **Schedule "A"** below and to submit the same to building department and /or other department of the Kolkata Municipal Corporation and other concerned authorities for obtaining approval to the same, from time to time including for the amendments and/or modification plan, all completion and/ or any other type of Plans, applications and all



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other papers and documents as may necessary from concerned authorities for the purpose of obtaining approval to such amendment and to appear and represent me before all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

- (2) To enter into hold and defend possession of the said property as described in the **Schedule "A"** hereunder written and every part thereof and also to manage and maintain the said premises and every part thereof.
- (3) To look after and to control all the affairs for the development of the said Premises and construction of a new building thereon as per Building Plan at the cost of the DEVELOPERS.
- (4) To appoint and authorise from time to time Architect, Engineers, other Technical personals Consultants, Contractor, Sub- contractor and other personnel and/or experts and workmen for carrying out the development of the said property and also construction of building thereon and to pay their fees, consideration money, salaries and or wages.
- (5) To sign, execute and submit all type of Development Plans, completion plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for



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necessary sanction, modification addition and/or alteration of sanctioned plans by the appropriate authority.

- (6) To appear and represent and/or sign on behalf of the PRINCIPALS/ OWNERS on or before any necessary authorities including The Kolkata Municipal Corporation, The Kolkata Improvement Trust, Fire Brigade, Kolkata Police, necessary Departments of Government of West Bengal as well as Govt. of India, in connection with the said premises or obtaining necessary **"No objection"** certificate from the said concerned department and /or other observations /clearance and shall pay the necessary taxes to the Kolkata Municipal Corporation on our behalf.
- (7) To demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever including cleaning the land by cutting trees etc. at present lying erected and/or built on the said property and to receive tenders and/or estimates and/or estimates and to enter into any contract for demolitions and on such terms and conditions as may think fit and proper by the Attorney and to make all necessary expenditure for that purpose and expedite the same on our behalf in respect of the said property.
- (8) To develop the said premises by making construction of such type of building or buildings thereon as the said



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Attorney may deem fit and proper after removing any home, building and/or structure of whatsoever nature standing in the said Premises, as our said Attorney shall think fit and proper. To sign prepared and execute such registry in the form of boundary declaration, gift of strip of land, splayed corner to KMC, non-eviction of tenants and addition / modification thereof which are required to submit before competent, govt. /semi govt. authorities, autonomous body for getting necessary clearance/ sanctioned plan from the competent authority.

- (9) To apply for obtaining electricity, gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said premises and/or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- (10) To negotiate with intending persons and/or buyers who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said DEVELOPER'S ALLOCATION of the said proposed building along with the proportionate share of land at

our said premises or any part thereof and for that purpose to sign and execute all deeds, instruments and documents as our said Attorney shall think fit and proper as per said Development Agreement.

- (11) To enter into ownership agreement for sale of Flat or Flats and to receive part or full consideration sum against the construction under DEVELOPER'S ALLOCATION excluding the Owners' Allocation from the intending purchasers and acknowledge the receipt of the same and also to execute and sign conveyance, transfer or surrender in respect of the said portion and lodge the document or documents for registration and admit the execution of any such document or documents before the concerned Registrar or Sub-Registrar.
- (12) To dispose of the Allocation of the Developers or aforesaid with execution right to Transfer or otherwise deal with according to Development Agreement.
- (13) To present any such conveyance for Registration, to admit execution and on receipt of consideration before the said Registrar or Registrars having authority for and to have the said conveyance registered and to do all acts, deeds and things which the said Authority shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectively



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in all respect as well as we could do the same for ourselves.

- (14) To attend before the Sub-Registrar or Registrar and or execute and present for registration and admit execution by me of any agreement, deed, conveyance, transfer, assignments, assurance, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writing or any of them as fully and effectually as we could do.
- (15) To file and defend suits, cases, appeals and applications before any Court of Law and/or authorities whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said Premises.
- (16) To sign, declare and/or affirm any complaints, written statements, petitions, affidavits, verifications, Vokalatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- (17) To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on



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DEVELOPER'S ALLOCATION along with the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any third party or parties at any consideration price to be fixed up only by the **DEVELOPERS**.

- (18) To negotiate with the Tenants for their shifting and/or the alternative accommodation/settlement with the Tenants and/or shall pay the charges arising thereto.

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

AND we the **PRINCIPALS** herein hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power of Attorney herein above contained shall lawfully do or come to be done in the right of or by virtue of these presents including such construction and other works as per said Development Agreement.

THE SCHEDULE 'A' REFERRED TO ABOVE:

ALL THAT the piece and parcel of Land measuring an area about 4 Cottah 5 Chittack 36 Sq. Ft. be the same a little more or less with constructed covered area 4000 square feet more or less with cemented flooring lying and situated premises no.

DEVELOPER'S ALLOCATION
Programme of work for the year
1981-82 is as follows:
DEVELOPER'S ALLOCATION
In the year 1981-82
The Developer's

The Developer's
and the
The Developer's

AND GENERALLY TO SET AS OUT
to all matters touching our said Promisee and on our part
to all instruments, acts, nature, goods, etc.
effectively as we would do if we were

AND
The Developer's



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2A, Kala Chand Sanyal Lane, Kolkata – 700004, Police Station – Shyampukur under the jurisdiction of Kolkata Municipal Corporation, Ward No.011, which is butted and bounded as follows:-

ON THE NORTH : By 2C, Kala Chand Sanyal Lane

ON THE SOUTH : By 10' wide K.M.C. Road

ON THE EAST : By 2B, Kala Chand Sanyal Lane.

ON THE WEST : By 85A, Bidhan Sarani.

THE SCHEDULE 'B' REFERRED TO ABOVE:

(Specification of constructions)

(Details of construction of building/flat/unit)

1. **STRUCTURE** : Building Designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority.
2. **EXTERNAL WALL** : 8" or 5" thick brick wall and Plastered with Cement Mortar.
3. **INTERNAL WALL** : 5" or 3" thick brick wall and Plastered with Cement Mortar.



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4. **FLOORING** : All the Flooring will be of marble with 3" to 6" skirting, including Kitchen & Toilet. Lofts of two bath rooms giger line in common bath rooms.
5. **DADO** : The Toilet dado upto 6' height with Glazed Tiles of Standard brand.
6. **KITCHEN** : Cooking platform and sink will be of black stone and 2'- 0" height white Glazed Tiles above the platform to protect the oil spot. Two C.P. bib cocks point will be provided, three racks (cement concrete) in the kitchen shall be provided.
7. **TOILET** : One Anglo-Indian type Commode with P.V.C. cistern in common toilet and another of western type pan Commode with P.V.C. cistern in privy. In each toilet two C.P. bib cocks point, one Shower point will be provided, One wash hand basin in dinning space, toilet doors will be of PVC make.
8. **DOORS** : All doors frame of good quality Wood and Main Door will be of best quality wooden and other will be of flash type door and Peephole in main entrance door. Anodized tower bolt in all doors.
9. **WINDOW** : Alluminium frame with fitted by glass and M.S. Grill.



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10. SANITARY SYSTEM :- Complete with standard G.I. Pipe of inside and P.V.C. Pipe of outside fittings.

11. ELECTRIC WORKS :-

- (a) Full concealed wiring with copper conduct.
- (b) In bed rooms three light points, one 5 amp plug point and one fan point.
- (c) In dinning/Living Room four light points, two fan points, one 5 amp. plug point, one 15 amp plug point and a T.V. point.
- (d) Kitchen - One light point, one exhaust fan point and one 15 amp. plug point.
- (e) Toilet - One light point, One exhaust fan point in each toilet.
- (f) Verandah - One light point.
- (g) One light point on top of the basin.
- (h) One light point at out of the main entrance.
- (i) One calling bell point at the main entrance.
- (j) Provision of A.C. electric line in two bed rooms.

12. PAINTING:

- (a) Inside wall of the Flat will be plaster of parish with primer and external wall with Snowchem or equivalent.
- (b) All doors frame and shutter painted with two coats white primer.



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13. Erection of Boundary wall fittings with Grill Gate.

14. COMMON SERVICE AND UTILITIES AREA : One water pump, one over head water Tank, Septic Tank, common Passages, Roof and Terrace, Stair and stair case, common passage, main electric Meter, Electric wiring, Drainage and sewer, columns, beams walls and others to be decided by the Party of the second part from time to time.

SCHEDULE "D ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON AREAS)

1. Staircase on all floors, staircase landing on all floors and lift.
2. Common passage from the main road to the building.
3. Water pump, water tank/reservoir and other plumbing installation and pump room, overhead tank.
4. Drainage and sewers.
5. Boundary walls and main gate.
6. Such other fittings and fixtures which are being used commonly for beneficial of the individual facilities/amenities.

13. The following are the common areas of the building:-
COMMON AREA
Water supply, drainage, sewerage, electricity, gas, lift, stairs, etc.
The common areas shall be maintained in good order and repair by the owner of the building.
The owner of the building shall be responsible for the maintenance of the common areas.

**SCHEDULE TO ABOVE REFERENCE TO
(DESCRIPTION OF THE COMMON AREAS)**

1. Staircase on all floors, staircase lift.

Common staircase on all floors.



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SCHEDULE "E" ABOVE REFERRED TO
(DESCRIPTION OF THE COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure or roof and in particular the drainage system, sewerage system, rain water discharge arrangement, water, electricity supply system to all the common areas as mentioned in Schedule 'D' hereinbefore.
2. The expenses of repairing, maintaining, white washing and colour washing the main structure outer walls and common areas of the building.
3. The costs of cleaning and lighting the entrance of the building and the passage and spaces around the building lobby, staircase and other common areas.
4. Salaries of all persons and other expenses for maintaining the said building.
5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable on the said building.
6. Such other expenses as may be necessary for or incidental in the maintenance and up-keepment of the premises and the common facilities and amenities.



IN WITNESS WHEREOF the parties hereof have signed sealed and executed this deed the date, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **PARTIES** hereto of the First

Part in presence of:-

1. *Tapas Sinha*
(TAPAS SINHA)
2A, Baroda Mitra lane
KOL-4

Phalguni Pal
Kaberi Roy

SIGNATURE OF THE OWNERS

2. *Sudipta Sen*
240, Bagmati Road,
KOL-54.

K.S. CONSTRUCTION
Kashi Nath Roy
Partner

K.S. CONSTRUCTION
Somen Dutta
Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Chaitali Chatterjee

CHAITALI CHATTERJEE

Advocate

City Civil Court, Calcutta.

Enrolment No. WB-706 of 2006.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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SPECIMEN FORM FOR TEN FINGERPRINTS



Nabeni Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Phalguni Pal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Somen Chatter

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Kashi Nath Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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Major Information of the Deed

Deed No :	I-1904-11436/2023	Date of Registration	11/08/2023
Query No / Year	1904-2002047557/2023	Office where deed is registered	
Query Date	09/08/2023 11:21:07 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	C Chatterjee City Civil Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836118227, 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. 1,75,99,840/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 32/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



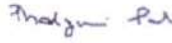



District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kala Chand Sanyal Lane, , Premises No: 2A, , Ward No: 011 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 5 Chatak 36 Sq Ft		1,59,79,840/-	Property is on Road
Grand Total :				7.1981Dec	0 /-	159,79,840 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4000 sq ft	0 /-	16,20,000 /-	







Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Phalguni Pal Son of Late Narayan Chandra Pal Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	11/08/2023	LTI 11/08/2023	11/08/2023	
109/A Keshab Chandra Sen Street, City:- Kolkata, P.O:- Raja Ram Mohan Roy Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: afxxxxxx0c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				
2	Name Smt Kaberi Roy Wife of Shri Tapan Kanti Roy Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	11/08/2023	LTI 11/08/2023	11/08/2023	
109/A Keshab Chandra Sen Street, City:- Kolkata, P.O:- Raja Ram Mohan Roy Sarani, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	K S CONSTRUCTION 93/1, Hari Ghosh Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Somen Dutta Son of Late Bishnu Prosad Dutta Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office			
		Aug 11 2023 3:53PM	LTI 11/08/2023	11/08/2023
	93/4A, Hari Ghosh Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: agxxxxxx6b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : K S CONSTRUCTION (as Partners)			
2	Name	Photo	Finger Print	Signature
	Shri Kashi Nath Roy (Presentant) Son of Late Ahi Bhusan Roy Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office			
		Aug 11 2023 3:54PM	LTI 11/08/2023	11/08/2023
	93/1, Hari Ghosh Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx6q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : K S CONSTRUCTION (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Chaitali Chatterjee Wife of Mr P S Roy City Civil Court Calcutta, City:- Kolkata, P O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	11/08/2023	11/08/2023	11/08/2023
Identifier Of Shri Phalguni Pal, Smt Kaberi Roy, Shri Somen Dutta, Shri Kashi Nath Roy			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Phalguni Pal	K S CONSTRUCTION-3.59906 Dec
2	Smt Kaberi Roy	K S CONSTRUCTION-3.59906 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Phalguni Pal	K S CONSTRUCTION-2000.00000000 Sq Ft
2	Smt Kaberi Roy	K S CONSTRUCTION-2000.00000000 Sq Ft

On 11-08-2023

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 12:25 hrs on 11-08-2023, at the Office of the A.R.A. - IV KOLKATA by Shri Kashi Nath Roy ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,75,99,840/-

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

Execution is admitted on 11/08/2023 by 1. Shri Phalguni Pal, Son of Late Narayan Chandra Pal, 109/A Keshab Chandra Sen Street, P.O: Raja Ram Mohan Roy Sarani, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Service, 2. Smt Kaberi Roy, Wife of Shri Tapan Kanti Roy, 109/A Keshab Chandra Sen Street, P.O: Raja Ram Mohan Roy Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife

Indetified by Chaitali Chatterjee, , , Wife of Mr P S Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-08-2023 by Shri Somen Dutta, Partners, K S CONSTRUCTION (Partnership Firm), 93/1, Hari Ghosh Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Chaitali Chatterjee, , , Wife of Mr P S Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 11-08-2023 by Shri Kashi Nath Roy, Partners, K S CONSTRUCTION (Partnership Firm), 93/1, Hari Ghosh Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Chaitali Chatterjee, , , Wife of Mr P S Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 8:02AM with Govt. Ref. No: 192023240165701328 on 11-08-2023, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 1769214739032 on 11-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 117307, Amount: Rs.5,000.00/-, Date of Purchase: 10/08/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2023 8:02AM with Govt. Ref. No: 192023240165701328 on 11-08-2023, Amount Rs: 35,070/-, Bank: SBI EPay (SBlePay), Ref. No. 1769214739032 on 11-08-2023, 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 552059 to 552104

being No 190411436 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY

Date: 2023.08.22 12:34:10 +05:30

Reason: Digital Signing of Deed.

mm
(Mohul Mukhopadhyay) 2023/08/22 12:34:10 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)