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WEST BENGAL

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DEVELOPMENT AGREEMENT FOR CONSTRUCTION

Twenty (2020) BETWEEN (I) SRI

88 10 NOV 2020

NO. 5001
NAME N. N. Maji (ADV)
ADDRESS Alipore

5001
(ADV)
Sujoy 607 407 27

ALIPORE JUDICIAL OFFICE
A. K. SARKAR

[Signature]
SECRETARY



District Sub-Registrar-II
Alipore, South 24 Parganas

20 JAN 2021

Subrat Dey
S/o Rintu Dey
39, M.T.D Road
KOL-60
BUSINESS

ARUPP0961A), (AADHAAR NO. 6886 3131 8283), both are sons of Late Jatindra Nath Patra, both by faith Hindu, both by occupation Retired, by nationality Indian and both are residing at 207, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, hereinafter jointly and collectively called and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executor, administrators, representatives and assigns) of the **FIRST PART**

AND

OM ENTERPRISE, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, being represented by its sole proprietress, **SMT. SUJATA DUTTA (PAN – BMJPD9236R), (AADHAAR NO. 2912 2837 6504)**, wife of Sri Satyajit Dutta, by faith - Hindu, by occupation - Business, by nationality Indian, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by

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

WHEREAS by virtue of a registered Deed of Bengali Kobala duly registered on 18.03.1960 at the Office of joint Sub-Registrar at Behala and was recorded in Book No. I, Volume No. 28, Pages from 238 to 242, Being No. 1275, for the year 1960 one Jatindra Nath Patra, since deceased, father of the Land Owners herein purchased All That piece and parcel of land measuring more or less 7 Cottahs 40 Sq.ft and also purchased 1 Chittacks 22 Sq.ft for passage comprised at Mouza – Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, under R.S. Khatian No. 4103, Dag Nos. 728 & 727 within the then South Suburban Municipality, P.S. Behala, District 24 Parganas (South) from the then Owner Sri Shital Chandra Mahish and Kamal Chandra Mahish both sons of Late Voda Mahish.

AND WHEREAS after purchase of the aforesaid land said Jatindra Nath Patra while seized and possessed of the aforesaid land measuring more or less 7 Cottahs 40 Sq.ft as an absolute Owner, he


got mutated his name in the then South Suburban Municipality and at present within the limits of the Kolkata Municipal Corporation being known as K.M.C. Premises no. 245, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, and thereafter he died intestate on 09.05.1991 leaving behind him his wife Smt Usha Patra and three sons namely Nemai Chandra Patra, Tarak Nath Patra and Kashi Nath Patra as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956 each having undivided 1/4th share thereto.

AND WHEREAS Smt Usha Patra died intestate on 17.08.2006 leaving behind her three sons namely Nemai Chandra Patra, Tarak Nath Patra and Kashi Nath Patra as her only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956 each having undivided 1/3rd share thereto.

AND WHEREAS thereafter one of the son namely Kashi Nath Patra died intestate on 17.03.2013 as bachelor leaving behind him, his two living brothers namely Nemai Chandra Patra and Tarak Nath

Patra, the present Land Owners herein, as his only legal heirs and successors who jointly inherited the said property as per Hindu Succession Act, 1956 each having undivided $\frac{1}{2}$ share thereto.

AND WHEREAS thus by way of inheritance, the present Land Owner became the joint Owners of All That piece and parcel of land measuring more or less 7 Cottahs 40 Sq.ft comprised at Mouza – Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, under R.S. Khatian No. 4103, Dag Nos. 728 & 727 within the then South Suburban Municipality, P.S. Behala, District 24 Parganas (South) and constructed a single storied pucca building standing thereon.



AND WHEREAS thereafter the present Land Owners herein jointly recorded their names in the Assessment Collection Department of the Kolkata Municipal Corporation (S. S. Unit) as joint Owners on 14.10.2020 vide Case no. 0/131/14-OCT-20/61044 being known as K.M.C. Premises no. 245, Maharani Indira Devi Road, having its Mailing Address 207, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, under Ward no. 131, being Assessee

no. 41-131-10-0244-6, hereinafter referred to as the said Property morefully mentioned and described in Schedule "A" written hereunder.

AND WHEREAS while in enjoyment of the said property, the Owners herein intend to develop their said property by raising a multi-storied Building thereon through a Developer.

AND WHEREAS on coming to know of such intention of the Owners, the Developer herein approached the present Owners to allow her to construct a multi-storied Building at her own costs and expenses and by taking all responsibilities for constructing the said Building for and on behalf of the above named Owners.

AND WHEREAS after discussion by both the parties herein, the Owners herein accepted of the proposal of the Developer and entrusted her to construct the said multi-storied Building upon the said property of the Owners and the Developer has agreed to construct the multi-storied Building as per sanction Plan to be sanctioned by the Kolkata Municipal Corporation under terms and conditions as contained herein.

AND WHEREAS before execution of this Agreement, the Owners have represented and assure to the Developer as follows :-

- A. That the said property is free from all encumbrances, charges, liens, attachments, lispendences whatsoever or howsoever and the same is fully occupied by the Owners.
- B. That except the present Owners nobody has any right, title, interest, claim, demand whatsoever or howsoever into or upon the said property.
- C. That there is no notice of acquisition or requisition received or pending in respect of the said property or any portion thereof.
- D. That the Owners will execute a registered Development Power of Attorney in favour of the Developer except any transfer rights of the property / Building in Owners' Allocation.
- E. That the Owners have declared that the Owners have a good and marketable title in respect of the said property situated thereon

without any claim, right, title, interest of any person thereof or therein and the Owners have absolute right to enter into this Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any or all Third Party's claims, actions and demands whatsoever with regard to the title and Ownership of the Owners.

- F. Relying on the aforesaid representation and believing the same to be true and acting on good faith thereof, the Developer being desirous to develop the aforesaid property on the terms and conditions as contained hereinafter appearing.

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

ARTICLE : "I"

(DEFINITION)

In these presents unless it is repugnant to the subject or context :-

1.1 OWNERS :

Shall mean (1) Sri Nema! Chandra Patra and (2) Sri Tarak Nath Patra and their heirs, executors, representatives and assigns.

1.2 DEVELOPER:-

Shall mean OM ENTERPRISE, a proprietorship firm being represented by its sole proprietress, Smt. Sujata Dutta wife of Sri Satyajit Dutta and her heirs, executors, representatives and assigns.

1.3 PROPERTY:-

Shall mean ALL THAT piece and parcel of land measuring more or less 7 Cottahs 40 Sq.ft of land together with old single storied building measuring more or less 400 Sq.ft standing thereon comprised at Mouza – Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, under R.S. Khatian No. 4103, Dag Nos. 728 & 727, at present within the limits of the Kolkata Municipal Corporation (S.S. Unit) being K.M.C. Premises no. 245, Maharani Indira Devi Road, having its Mailing Address 207, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, under Ward no. 131, being Assessee no. 41-131-10-0244-6, Borough No. XIV, A.D.S.R. Behala, D.S.R. Alipore, in the District of 24 Pgs (S), morefully described in the Schedule "A" hereunder written.

1.4 BUILDING :-

Shall mean Building to be constructed as per Plan sanctioned by the

Kolkata Municipal Corporation in the SCHEDULE: "A" property by the Developer herein.

1.5 COMMON AREAS :-

Shall mean and include the passage, ways, stairways, gates, common lavatory, all rain water pipes, sewerage, fittings, fixtures, manholes pit, gullies, roof, municipal filtered water connection and pipe lines water pump and overhead tank, underground reservoir, fences, boundary wall, courtyard, C.E.S.C. electric connection, electric supply to the common areas facilities, electrical fixtures in the common areas, main switches, electric from the garage from, interior walls and other facilities, which will be provided by the Developer from time to time.

1.6 OWNERS' ALLOCATION :-

Shall mean Owners will get four nos. of residential Flats and one Car Parking Space as mentioned below :-

- a. 3 BHK Flat measuring more or less 1000 Sq.ft super built up area on the North-East (Road) side of the Third Floor.
- b. 2 BHK Flat measuring more or less 800 Sq.ft super built up area on the North-West (Road) side of the First Floor.

- c. 2 BHK Flat measuring more or less 800 Sq.ft super built up area on the South-West (Back) side of the Second Floor.
- d. 2 BHK Flat measuring more or less 800 Sq.ft super built up area on the South-West (Back) side of the Ground Floor.
- e. One Car Parking Space measuring more or less 130 Sq.ft on the Ground Floor.

Together with undivided, proportionate share of land underneath the building and common right to use the common parts and portion provided in the said building. The Owners' allocation is mentioned in SCHEDULE "B" hereunder written.

1.7 DEVELOPER'S ALLOCATION :-

Shall mean the rest constructed area of the proposed building save and except the Owners' allocation and the Developer shall enter into an Agreement/s for Sale for any other intending purchaser / purchasers or any deed / deeds with the same as the absolute Owner thereof in the manner hereinafter provided. The Developer's allocation is mentioned in SCHEDULE "C" hereunder written.

1.8 ARCHITECT :-

Shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to Act as Architect who will be appointed by the Developer for designing and supervision of the Building to be constructed in the SCHEDULE : "A" property.

ARTICLE : "II"

(COMMENCEMENT)

- 2.1 This Agreement shall be made to have commencement with effect from the date of vacating possession of the said property.

ARTICLE : "III"

(OWNERS' DECLARATION)

THE OWNERS HEREBY DECLARE THAT :-

- 3.1 That there is no excess land within the meaning of Urban Land Ceiling & Regulation Act, 1976 on the said property.
- 3.2 That if there any arrear taxes to be payable to the Kolkata Municipal Corporation in that case owners shall pay the said arrear taxes.

- 3.3 That the Owners till date have not yet entered into any Agreement with other any person or persons for sale or Development Agreement or whatsoever or any Third Party.
- 3.4 That the SCHEDULE "A" property is not affected by mortgage, liens, lispendences, debutter or trust or any will and till date no notice of acquisition or requisition has been served upon the Owner from any concerning Authority. That there is no other claimant, who has any right, title or interest in respect of the SCHEDULE "A" property other than the present Owners.

ARTICLE : "IV"

(DEVELOPER'S DECLARATION)

- 4.1 That the Developer hereby undertakes to construct the said Building in all respect within the stipulated period of 24 (Twenty Four) months from the date of sanction of the building plan. And the Developer bound to handover the Owners' Allocation with habitable condition within the stipulated period before hand over the Flat/s to the other intending Purchaser/s of the Developer's allocation.

ARTICLE : "V"

(DEVELOPER'S RIGHT)

- 5.1 That the Owners hereby grant right to the Developer to construct the Building on the existing land of the SCHEDULE "A" property.

ARTICLE : "VI"

(CONSTRUCTION)

- 6.1 In consideration of the Owners having agreed to permit the Developer to commercially develop the SCHEDULE "A" property by constructing and/or, erecting Building, the Developer has agreed to handover the Owners' allocation in the newly constructed building together with right to use the common parts, portions and facilities which shall hereinafter called as the Owner's allocation, which is mentioned in SCHEDULE "B" hereunder written.
- 6.2 That the said building shall be constructed and completed with good standard materials and the said Building will be decent one and shall contain all other amenities which are normally provided in a decent residential Flat/s.

ARTICLE : "VII"
(PROCEDURE)

- 7.1 That the Owners shall grant to the Developer a registered Development Power of Attorney for the purpose of obtaining necessary permission and approvals from the different Authorities in connection with the construction of the Building and to entered into the agreement for sale and/or to execute Deed of Conveyance of the Developer's allocation.
- 7.2 That the Developer shall sell and transfer the undivided proportionate share of land underneath the Building comprised in the portion of the said Flat/s of the Developer's allocation except owners' allocation as mentioned in SCHEDULE "B" hereunder written.
- 7.3 That the Developer shall handover finished possession to the Owners herein at first along with possession letter and thereafter Developer may handover the possession to the intending purchaser/ purchasers. The Developer will not be liable or

responsible in anyway, if the Owners do not shift/take possession after completion of the Owners' allocation.

- 7.4 That the Developer shall execute Deed/s of Sale as constituted Attorney of the Owners for the Developer's allocation only and the Owners shall have no right to execute any Deed/s of Transfer for the Developer's allocation. The Developer herein shall have no right to sell, convey and transfer the owner's allocation by virtue of this Development Power of Attorney.
- 7.5 All men, machinery and materials will be supplied by the Developer at her own costs and expenses and nominated Supplier of the Developer.
- 7.6 That the Owners shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said Building in the SCHEDULE "A" property.

- 7.7 All the materials e.g. electrical goods, sewerage goods, water pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied by the Developer at her own sweet will from the Supplier of the Developer and the Owners cannot raise any objection for the same unless degraded quality of the such material are found.
- 7.8 That the Developer shall negotiate the terms and conditions with the Intending Purchaser/s for the sale of Flat/s of the Developer's allocation and shall receive the entire consideration money from the intending Purchaser/s of the said Flat/s and shall discharge the money receipt for the same as a constituted Attorney for the Owners in respect of the undivided share of land underneath the building.
- 7.9 That if any mishap happens to the Owners during the construction and sellout of the Developer allocation, the heirs of the Owners will be bound to execute a fresh Development Power of Attorney in favour of the Developer.

ARTICLE : "VIII"

(POSSESSION & CONSTRUCTION)

- 8.1 That the Owners will handover and deliver vacant possession of the SCHEDULE "A" property for the purpose of construction and shall allow the Developer and her men and agents, mason to enter into the said property for the purpose of construction and for the other purpose which are required for the construction of the Building and the Developer shall be in possession of the said property till completion of the Building and/or handing over the Flat to the respective Purchaser/s.

ARTICLE : "IX"

(OWNER'S INDEMNITY)

- 9.1 That the Owners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy her allocated share without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or her part to be observed and performed. The Owners shall have to handover the original Deed, original K.M.C. tax bills, parcha and paid khazna bill to the Developer for the

necessary documents and paper works for the project against official receipt and after selling the Developer's allocation the Developer shall return the said original Deed and the original K.M.C. tax bills to the Owners.

ARTICLE : "X"

(DEVELOPER'S INDEMNITY)

10.1 That the Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions arising out of any sort of act or commission of the Developer in or relating to the construction of the said Building.

ARTICLE : "XI"

(FORCE MAJEURE CLAUSES)

11.1 That the Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance for the relative obligation prevented by the existence of Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

- 11.2 If any accident or injury of any Masson, labour or any worker took place for construction of the said Building, then the Developer herein will be responsible for the same and she will solve the matter by her own effort and expenses.

ARTICLE : "XII"
(ARBITRATION)

- 12.1 In case of any dispute and difference or question arising between the Parties hereto with regard to this Agreement the same shall be settled mutually by and between both the Parties. If the disputes or differences be not settled by the Parties, then the Civil Court will be proper jurisdiction.
- 12.2 That after completion of the Owners' allocation, the Developer shall inform the Owners to take possession and shall handover the Owners' allocation within 24 (Twenty Four) months from the date of sanction of the building plan.
- 12.3 That, if the Owners intend to undertake any extra work which is beyond the Specification of the annexure, then the Owners have to pay extra charges for the said extra work as per market rate.

ARTICLE : "XIII"

(DEVELOPER'S ALLOCATION)

- 13.1 That the Developer shall be entitled to for her allocation, common parts including the undivided share in common facilities and amenities thereto and also the common staircase including the right of the roof, which is common for both the Developer and the Owners. The intending Purchaser/s for the Developer's allocation would have the common right to use the roof.

ARTICLE : "XII"

(MISCELLANEOUS)

- 14.1 That the Developer shall be liable to pay the taxes after getting the possession from the Owners of Schedule 'A' property. Till the handing over of the Owners' Allocation to the owners and after taking possession of the Owner's Allocation as per Schedule 'B' property the owners shall be the liberty to pay the K.M.C. taxes of their allocation proportionately till the separate assessment of the Owners' Allocation to the K.M.C. authority.
- 14.2 Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be

and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, etc.

14.3 No goods or other items shall be kept by the Owners and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the new Building.

14.4 That the Developer and the Owners shall mutually frame scheme for the Management and Administration of the said Building and/or common parts thereon. The Owner and the Developer hereby agree to abide by all the rules and regulations of such Management / Society / Association / Holding Organisation and hereby give their consent to abide by the same.

14.5 That the Developer shall demolish the existing structure in the said premises and shall sell the debris to the Third Party and the Owners shall not claim any money for the same.

THE SCHEDULE "A" ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring more or less 7 Cottahs
40 Sq.ft of land together with old single storied building measuring
 more or less 400 Sq.ft standing thereon comprised at Mouza – Behala,
 J.L. No. 2, R.S. No. 83, Touzi No. 346, under R.S. Khatian No. 4103,
 Dag Nos. 728 & 727, at present within the limits of the Kolkata
 Municipal Corporation (S.S. Unit) being K.M.C. Premises no. 245,
Maharani Indira Devi Road, having its Mailing Address 207, Maharani
Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, under
 Ward no. 131, being Assessee no. 41-131-10-0244-6, Borough No. XIV,
 A.D.S.R. Behala, D.S.R. Alipore, in the District of 24 Pgs (S), which
 butted & bounded by:-

- ON THE NORTH** : 12' ft wide KMC Road
ON THE SOUTH : Land of Bishwanath Samanta
ON THE EAST : Land of Nibaran Chandra Dolui
ON THE WEST : Other's land

THE SCHEDULE "B" ABOVE REFERRED TO
(DESCRIPTION OF THE OWNER'S ALLOCATION)

Shall mean Owners will get four nos. of residential Flats and one Car
Parking Space as mentioned below :-

- a. 3 BHK Flat measuring more or less 1000 Sq.ft super built up area
on the North-East (Road) side of the Third Floor.
- b. 2 BHK Flat measuring more or less 800 Sq.ft super built up area
on the North-West (Road) side of the First Floor.
- c. 2 BHK Flat measuring more or less 800 Sq.ft super built up area
on the South-West (Back) side of the Second Floor.
- d. 2 BHK Flat measuring more or less 800 Sq.ft super built up area
on the South-West (Back) side of the Ground Floor.
- e. One Car Parking Space measuring more or less 130 Sq.ft on the
Ground Floor.

Together with undivided, proportionate share of land underneath the
building and common right to use the common parts and portion provided
in the said building.

**THE SCHEDULE : "C" ABOVE REFERRED TO
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)**

ALL THAT the rest portion of the constructed area of the proposed building save and except the Owners' allocation and the Developer shall enter into an Agreement/s for Sale for any other intending purchaser/s or any Deed/s with the same as the absolute Owner thereof in the manner hereinafter provided.

ANNEXURE "A"
CONSTRUCTION & SPECIFICATION

The Construction shall be done with standards quality materials

1. SPECIFICATION : R.C.C. foundation with Isolated footing as per approval structural as per Kolkata Municipal Corporation sanctioned plan design and drawings with Acc/ Ultratech/ Ambuja Cement cons (1:4:3)

2. STRUCTURE : R.C.C. framed structure as per Kolkata Municipal Corporation sanctioned plan cement cons (1:4:4) M-20 with full course as per ratio.

3. ROOF CASTING : All roof casting will be of 4 inch thickness.

4. ROOF TREATMENT : Roof in proper slope with water proofing compound.

5. WALL : Outside wall 250 mm thick and inside wall 75 mm thick.

6. FINISHING : All inside wall and ceiling will be finished by way of Plaster of Paris and all outer will be finished by way of painting.

7. DOORS : Doors frames will be made on shal

wood with one night latch and synthetic Point Finish.

8. MAIN DOOR : Main door will be flush door with night Latch and Teak polish and also collapsible gate.
9. WINDOW : Aluminium window with grill fittings.
10. FLOORING : Flooring will be completed with Floor Tiles.
11. KITCHEN : Cooking platform will be completed with White Marble and Glazed Tiles will be fixed upto 3' ft from the cooking slab. Apart from this there will be 2 No. tap water and one Black Stone Sink.
12. TOILET : Hindustan Brand wash basin, coloured

pan and commode with bibcock and wall will be with glazed tiles and one geyser point in bathroom.

13. ELECTRICAL : All lines will be concealed wiring. In living cum dining 2 Nos. light point, 1 No. plug point and 1 No. power point. In bed room 2 Nos. light point, 1 No. fan point, one No Plug point. In Kitchen 1 No light point, 1 No Exhaust fan and 1 No Geyser point. One Calling Bell will be at Main Gate.
14. COMMONAREA : Staircase will be completed with Marble with Railing.
15. WATER SUPPLY : KMC water will be supplied.

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

SIGNED, SEALED & DELIVERED
By the Parties at Kolkata
In the presence of :-

WITNESSES

1. Subrajit Dey
39, M.T.S Road
KOL-60

Nemai chandra Patra.

2. Subimal Das
Alipore Judge Court
KOL-27,

Tarak Nath Palia

Signature of the Owners

OM Enterprise

Sujatin Saha
Proprietor

Signature of the Developer

Drafted By

Naradramo Haj;

Advocate
Alipore Judges' Court
Kolkata - 700 027

Computer prints by

Fahim Mallik

fantasy

Alipore Police Court
Kolkata - 700 027

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We (1) SRI NEMAI CHANDRA PATRA and (2) SRI TARAK NATH PATRA both are sons of Late Jatindra Nath Patra, both by faith Hindu, both by occupation Retired, by nationality Indian and both are residing at 207, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060,, **SEND GREETINGS :**

WHEREAS by way of inheritance, we, the executants jointly have seized and possessed of or otherwise sufficiently entitled to the landed property more particularly described in the Schedule written hereunder.

AND WHEREAS we have entered into this Agreement with the Developer **OM ENTERPRISE**, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, being represented by its sole proprietress, **SMT. SUJATA DUTTA**, wife of Sri Satyajit Dutta, by faith - Hindu, by occupation - Business, by nationality Indian, residing at 229, Maharani Indira Devi Road, P.O. &

P.S. Parnasree, Kolkata – 700 060, for Development and/or construction to develop our Schedule property under certain terms and conditions.

AND WHEREAS now we appoint, nominate and constitute, **SMT. SUJATA DUTTA**, wife of Sri Satyajit Dutta, by faith - Hindu, by occupation - Business, by nationality Indian, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, the sole proprietress of **OM ENTERPRISE**, having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, as our Lawful Attorney to do and perform and cost to be done and cost to be perform on our behalf and in our names to do act, deed and things relating to the said Development to Work as follows :

1. To work, manage, control and supervise the management of all and administer the property written in the schedule herein below and to develop the same.
2. To make, sign and verify all applications or objections to appropriate and / or competent authorized for all and any

licenses permission or consent etc. required by law in connection with the management and development of the said property belong to us.

3. To pay, discharge and deposit all the Govt. dues, rates, taxes and charges in respect of the Schedule property written herein below.
4. To do all things for the purpose of raising and constructing building or buildings with self-contained flats upon the schedule below property, as per approved or sanctioned building plan by the Kolkata Municipal Corporation or any competent authority.
5. To sign and apply in the plan or plans and all papers and documents on our behalf for sanction of building plan or plans to be sanctioned by the Kolkata Municipal Corporation upon my schedule "A" herein below property and to appear and represent before the Kolkata Municipal Corporation and its authorized agent or officers or departments viz building department, assessment department collection water, drainage department and before any

person thereof & department or departments required in the aforesaid matter and/or concern having jurisdiction over the land of the said premises and to sign verify affirm deposit submit as the case may be any affidavit, letters, declarations, applications, plan/plans may be required from the time to time for securing consent, certificates, clearances sanctioned of the building including for connection, re-connection of sewerage drainage and water connection and all the amenities or for any other purpose required for construction & selling the building of flats & garages to be constructed upon the schedule below property.

6. To appear and represent us before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Fire Brigade, K.M.D.A., Airport Authority and all other authorities concerning having jurisdiction over the said premises and to apply sign, verify, affirm, deposit, submit as the case may be required from time to time for sanction of the building / plans for and / or any other relating to the development and construction of building on the said premises and / or to sign or submit revised plan or building

and / or fresh plan construction of building at the said premises and all such purposes and also to sign and submit plan / plans as may be think fit and proper by our said attorney from time to time required in connection therewith.

7. To appear and represent us before the Calcutta Electric Supply Corporation Ltd. Fire Brigade Authority, K.M.D.A., Airport Authority, C.I.T, Police Authorities competent authority under Urban Land (Ceiling and Regulation Act) 1976, Land Acquisition and Requisition Authority & other authorities concerned to verify affirm deposit submit as the case may be any affidavit, declaration, letters, applications, plans as may be required from time to time for securing consent, licence, permits, certificates and clearances for and/or in respect of building / flats / garages to be constructed upon the schedule below property.
8. To submit or deposit necessary fees or charges to the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation Ltd. Fire Brigade Authorities, Airport Authority, Police authorities,

K.M.D.A, Calcutta Improvement Trust Authorities and other competent authorities under Land (Ceiling & Regulation Act, 1976) or any other authorities in relation to sanction for building plan / plans by the Kolkata Municipal Corporation and / or for securing any such other further consent, certificates, permits quotas, supply orders, licences and /or clearances as may deem fit and proper by our said attorney.

9. For all or any other purpose to sign, issues, conducts, deliver, receive, acknowledge and serve as the case may be or notices, letters and correspondences for time to time with all or any of the authorities in general as aforesaid.
10. To appoint & dismiss or discharge any contractor, sub-contractor, staff, agents, broker, menials, drawers other menials & settled & pay their remunerations and fix up conditions of service.
11. To negotiate on terms for and to agree and sell the property described in the schedule below and/or building and/or self

contained flat/flats into the building to be constructed according to the sanctioned plan to any intending purchaser / purchasers of the Developers' allocation at such price or prices which my said attorney in his absolute discretion things fit and proper to agree upon and to enter into any agreement or agreements for such sell or sells and / or to cancel and / or repudiate the same.

12. To receive from the intending purchaser / purchasers any earnest money or advance or advances & also the balance purchase money on completion of such sale or sales and to give valid receipt and discharge for the same on our behalf of the Developer's allocation.

13. To sign and execute the deed of sale, conveyance or conveyances and other deeds instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully or effectually conveying of the Developer's allocation if we could personally present.

14. To execute appropriate Deed of Conveyance, Deed of Sale and or any kind of transfer in our names and on our behalf and present the same before the registering authority of its jurisdiction and get the same registered according to law and receive the consideration money and to give proper money receipt in our names and on our behalf in respect of the Schedule below property save and except the our Allocation as mentioned in the Schedule "B" written above of the Development Agreement.
15. To negotiate of sale, transfer, flat or flats, unit or units, parking places, in the said building to be constructed upon the schedule below property or any part thereof and to such person or persons as our said attorney at her sole discretion may deem fit and expedient and to collect all sale proceed of the said property from the intending purchaser or purchasers and to defray all expenses that may be deemed necessary and to pay all taxes, fees.
16. To sign, apply and obtain permission from the Water Department of the Kolkata Municipal Corporation for connection of water in our Schedule below property on our behalf.

17. To sign execute enter into modifying cancel, alter, draw, approve, present for registration and admit registration to all papers, documents, deeds, contracts, agreements, applications; declarations, undertakings and other documents in connection with the sale and the transfer of the building and/or flat or flats/units, parking space, in the said building to be constructed upon the lands morefully describe in the schedule below herein or any part thereof or any in the said building to be constructed thereon or any part or portions thereof in pursuance of the permission legally granted.
18. To appoint, engage on our behalf pleaders, advocates or solicitors whenever the said attorney thinks proper to do so and to discharge and / or terminate his or their appointments.
19. To compromise, compound or withdraw cases or be non-suited to refer all disputes and differences.

20. To prepare, sign and submit all settlements and also to apply for and obtain all necessary clearances licenses under the provisions of Income Tax and Sales Tax and also appear before the Income Tax and Sales Tax authorities.

AND GENERALLY we do hereby agree to ratify confirm all and whatsoever other lawful acts the said Attorney, shall lawfully do, execute or perform or cause to be done, executed and performed in terms of this agreement for the said Premises describing in the Schedule below by virtue of this Agreement.

THE SCHEDULE ABOVE REFERRED TO
(Description of the land/ Premises)

ALL THAT piece and parcel of land measuring more or less 7 Cottahs 40 Sq.ft of land together with old single storied building measuring more or less 400 Sq.ft standing thereon comprised at Mouza – Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, under R.S. Khatian No. 4103, Dag Nos. 728 & 727, at present within the limits of the Kolkata

Municipal Corporation (S.S. Unit) being K.M.C. Premises no. 245, Maharani Indira Devi Road, having its Mailing Address 207, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, under Ward no. 131, being Assessee no. 41-131-10-0244-6, Borough No. XIV, A.D.S.R. Behala, D.S.R. Alipore, in the District of 24 Pgs (S), which butted & bounded by:-

- ON THE NORTH** : 12' ft wide KMC Road
- ON THE SOUTH** : Land of Bishwanath Samanta
- ON THE EAST** : Land of Nibaran Chandra Dolui
- ON THE WEST** : Other's land

IN WITNESS WHEREOF we the executants have hereto set and subscribed our hands and seals on the 27th day of December, 2020.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of

WITNESSES:-

1. Subhajit Dey
39, M.I.D Road
KOL-60

Nemai Chandra Patra

Tarati Nath Patra

Signature of the Land
Owners/Executants
I accept this Power of Attorney

2. Shyamsunder Das
Alipore Judge Court
KOL-27,

OM Enterprise
Sujata Datta
Proprietor

Drafted by
Narendranath Ghosh
WB-637/95.

Signature of the Developer/
Attorney

Advocate
Alipore Judges' Court
Kolkata - 700 027

Computer prints by
Fazim Mallik
fantasy
Alipore Police Court
Kolkata - 700 027

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

Name

Signature



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

Name NEMAI CHANDRA PATRA

Signature Nemai Chandra Patra



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

Name TARAK NATH PATRA

Signature Tarak Nath Patra



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

Name SUSATA DUMA

Signature Susata Duma



Tarak Nath Patel



ভারত সরকার

Unique Identification Authority of India

Government of India

অপেক্ষাকৃত আইডি / Enrollment No. : 1040/19801/27749

22/11/2012

To
Tarak Nath Patra
তারক নাথ পত্র
207
M.I.D. ROAD
Parnasree Pally S.O
Parnasree Pally, Kolkata
West Bengal - 700000



KL2130239410F

21302394



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6886 3131 8283

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



তারক নাথ পত্র
Tarak Nath Patra
পিতা: জটিন্দ্রনাথ পত্র
Father : JATINDRA NATH PATRA

জন্ম তারিখ/Date of Birth: 1968
পুরুষ/Male

6886 3131 8283



আধার - সাধারণ মানুষের অধিকার

Tarak Nath Patra



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-017993454-8
GRN Date: 24/12/2020 18:09:24
BRN : 2463852096236
SBI ePay txn No. : CHF3015775

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-State Bank of India
BRN Date: 24/12/2020 18:11:50
SBI ePay txn Date. 24/12/2020 18:10:05

DEPOSITOR'S DETAILS

Name : Narendra Nath Maji Id No. : 2001544291/4/2020
Contact No. Mobile No. +91 9875432533
E-mail :
Address : Thana Alipore District South 24parganas
User Type : Advocate

Query Year

PAYMENT DETAILS

Sl. No	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001544291/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	28
2	2001544291/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	10070
			Total Amount	10098

In Words : Rupees Ten Thousand Ninety Eight Only.

आरक्षण विभाग
ENCLOSURE DEPARTMENT
SH.AYA QUITA
RANHI KAR
05/08/1974
परमाणु संख्या
BM3PD9206K
K
भारत सरकार
GOVT. OF INDIA

भारत सरकार
परमाणु विभाग
आरक्षण विभाग
राजधानी, नई दिल्ली
110 001
परमाणु संख्या
BM3PD9206K
K
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEMAI CHANDRA PATRA

JATINDRA PATRA

09/06/1942
Permanent Account Number
BPXPP5124F

Nemai chandra Patra.
Signature



L. 000001

Nemai chandra Patra.



Directorate of Registration & Stamp Revenue
Finance Department, Government of West Bengal

e-Appointment Details

Appointment Number	: 202100022471
Query No./Year	: 2001544291/2020
Name of the applicant	: Mr S DAS
Address of the applicant	:
Status of the applicant	: Advocate
Mobile no.	: 7980218169
Transaction	: [0110] Sale, Development Agreement or Construction agreement
Office Where Deed will be Registered	: D.S.R. -I I SOUTH 24-PARGANAS
Date of Presentation	: 20/01/2021
Time & Slot	: 01:00 p.m. Slot-1

You are requested to visit the concerned Registration Office at appointed time only.

N.B:Once e-Appointment is fixed, ONLINE correction of mistakes will not be permitted.

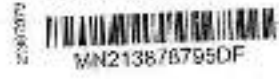


ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

অনুকরণ নং/Enrollment No.: 1040/19801/27495

To
নিমাই চন্দ্র পাত্র
Nemai Chandra Patra
207 M.I.D. ROAD
Pamosree Pally S.O
Pamosree Pally Kolkata
West Bengal 700080



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2334 3706 2192

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নিমাই চন্দ্র পাত্র
Nemai Chandra Patra
পিতা : জগীন্দ্র ন্যাথ পাত্র
Father : JAGINDRA NATH PATRA
জন্ম বর্ষ / Year of Birth : 1942
পুরুষ / Male



2334 3706 2192

সাধারণ মানুষের অধিকার

Nemai chandra Patra.



ভারত সরকার
Unique Identification Authority of India
Government of India

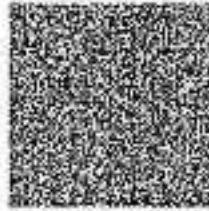
ভুক্তিকার/Enrolment No.: 1490/11124/12724

To
সুজাতা দত্ত
Sujata Dutta
W/O: Satyajit Dutta
229
MAHARANI INDIRA DEVI ROAD
Parnasree Pally
Parnasree Pally
Kolkata West Bengal - 700060
9674892979

Download Date: 23/05/2018

Generation Date: 26/10/2017

Signature Not Verified
Please do not
share Aadhaar
with anyone



QR Code with Photo/Signature

আপনার আধার সংখ্যা / Your Aadhaar No. :

2912 2837 6504

VID : 9146 7728 1517 8051

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India



সুজাতা দত্ত
Sujata Dutta
জন্মতারিখ/DOB: 05/05/1974
সঙ্গী/ FEMALE

2912 2837 6504

VID : 9146 7728 1517 8051

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
সুজাতা দত্ত, ২২৯, মহারানী ইন্দিরা দেবী
রোড, পর্ণাসরী পল্লী, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০৬০

Address:
W/O: Satyajit Dutta, 229, MAHARANI
INDIRA DEVI ROAD, Parnasree Pally,
Kolkata,
West Bengal - 700060



QR Code with Photo/Signature

2912 2837 6504

VID : 9146 7728 1517 8051

আমার আধার, আমার পরিচয়

- ভব্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
 - এটি এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

Major Information of the Deed

Deed No :	I-1602-00634/2021	Date of Registration	20/01/2021
Query No / Year	1602-2001544291/2020	Office where deed is registered	
Query Date	25/11/2020 5:29:01 AM	1602-2001544291/2020	
Applicant Name, Address & Other Details	NARENDRA NATH MAJI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9875432533, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 65,43,642/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,570/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



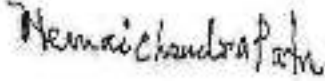


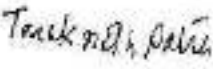
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maharani Indra Devi Road, , Premises No: 245, , Ward No: 131 Pin Code : 700060

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	7 Katha 40 Sq Ft	1/-	62,43,642/-	Width of Approach Road: 12 Ft..
Grand Total :				11.6417Dec	1 /-	62,43,642 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	3,00,000 /-	



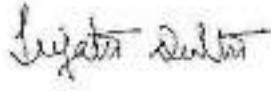
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri NEMAI CHANDRA PATRA Son of Late JATINDRA NATH PATRA Executed by: Self, Date of Execution: 27/12/2020 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 <small>20/01/2021</small>	 <small>LTI 20/01/2021</small>	 <small>20/01/2021</small>
207 MAHARANI INDIRA DEVO ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BPxxxxxx4F, Aadhaar No: 23xxxxxxxx2192, Status :Individual, Executed by: Self, Date of Execution: 27/12/2020 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri TARAK NATH PATRA Son of Late JATINDRA NATH PATRA Executed by: Self, Date of Execution: 27/12/2020 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 <small>20/01/2021</small>	 <small>LTI 20/01/2021</small>	 <small>20/01/2021</small>
207 MAHARANI INDIRA DEVI ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARxxxxxx1A, Aadhaar No: 68xxxxxxxx8283, Status :Individual, Executed by: Self, Date of Execution: 27/12/2020 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	OM ENTERPRISE 229 MAHARANI INDIRA DEVI ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 , PAN No.:: BMxxxxxx6R,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
	Smt SUJATA DUTTA (Presentant) Wife of Shri SATYAJIT DUTTA Date of Execution - 27/12/2020, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	 <small>Jan 20 2021 2:09PM</small>	 <small>LTI 20/01/2021</small>	 <small>20/01/2021</small>
229 MAHARANI INDIRA DEVI ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx6R, Aadhaar No: 29xxxxxxxx6504 Status : Representative, Representative of : OM ENTERPRISE (as PROPRIETRESS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHOJIT DEY Son of Shri RINTU DEY 39 MID ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	 <small>20/01/2021</small>	 <small>20/01/2021</small>	 <small>20/01/2021</small>
Identifier Of Shri NEMAI CHANDRA PATRA, Shri TARAK NATH PATRA, Smt SUJATA DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NEMAI CHANDRA PATRA	OM ENTERPRISE-5.82083 Dec
2	Shri TARAK NATH PATRA	OM ENTERPRISE-5.82083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri NEMAI CHANDRA PATRA	OM ENTERPRISE-200.00000000 Sq Ft
2	Shri TARAK NATH PATRA	OM ENTERPRISE-200.00000000 Sq Ft

On 02-12-2020

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 65,43,642/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-01-2021

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

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

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

Presented for registration at 13:46 hrs on 20-01-2021, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Smt SUJATA DUTTA .

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

Execution is admitted on 20/01/2021 by 1. Shri NEMAI CHANDRA PATRA, Son of Late JATINDRA NATH PATRA, 207 MAHARANI INDIRA DEVO ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 2. Shri TARAK NATH PATRA, Son of Late JATINDRA NATH PATRA, 207 MAHARANI INDIRA DEVI ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person

Indetified by Mr SUBHOJIT DEY, , , Son of Shri RINTU DEY, 39 M I D ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

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

Execution is admitted on 20-01-2021 by Smt SUJATA DUTTA, PROPRIETRESS, OM ENTERPRISE (Sole Proprietorship), 229 MAHARANI INDIRA DEVI ROAD, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Indetified by Mr SUBHOJIT DEY, , , Son of Shri RINTU DEY, 39 M I D ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/12/2020 6:11PM with Govt. Ref. No: 192020210179934548 on 24-12-2020, Amount Rs: 28/-, Bank: SBI
EPay (SBIPay), Ref. No. 2463852096236 on 24-12-2020, 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 500/-, by online = Rs 10,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 88, Amount: Rs.500/-, Date of Purchase: 10/11/2020, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2020 6:11PM with Govt. Ref. No: 192020210179934548 on 24-12-2020, Amount Rs: 10,070/-, Bank: SBI EPay (SBIPay), Ref. No. 2463852096236 on 24-12-2020, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 47420 to 47477

being No 160200634 for the year 2021.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2021.02.09 16:14:47 +05:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/02/09 04:14:47 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
