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District Sub-Registrar-V
Alipore, South 24 Parganas

19 DEC 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 19th day of December, in the year Two Thousand Twenty Five (2025)

BETWEEN

98545

SOLD TO
OF
RS.
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
.. NO. 351RS2016

Amitabha Ray
Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

13 DEC 2025

13 DEC 2025



Rahul Dhor
s/o, Late R. Dhor
Ging Najar
Kol- 85

DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PARG.

19 DEC 2025

(1) **MR. BISWANATH DAS**, (PAN - BEGPD6756K) (Aadhaar - 9323 0737 5161), son of Late Joy Krishna Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 148/A, Prince Anwar Shah Road, Lake Gardens, Post Office - Lake Gardens, Police Station - Lake, Kolkata - 700045, District South 24 - Parganas and (2) **MR. JOY PRAKASH SHAW**, (PAN - FDKPS4123L) (Aadhaar - 3065 0217 9156), son of Late Shib Narayan Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 102, Tollygunge Road, Sahanagar, Post Office - Kalighat, Police Station - Tollygunge, Kolkata - 700026, District South 24 - Parganas, hereinafter called and referred to as the "**LAND OWNERS**" (which term or expression shall unless repugnant or contrary subject or context deem to mean and include their respective legal heirs, executors, administrators, legal representatives, nominees and/or assigns) of the **ONE PART.**

AND

"FORTUNE REAL ESTATE", (PAN - AAIFF1576A), a Partnership Firm, having its registered place of business at 788, Brahmapur, Post Office - Brahmapur, Police Station - Bansdroni, Kolkata - 700096, District South 24 - Parganas, represented by its Partners namely (1) **MR.**



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

19 DEC 2025

SUBHOJIT DAS, (PAN – CIYPD6321B) (Aadhaar – 7153 0014 8545), son of Mr. Biswanath Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Nirman – I, Flat – B1, 2035, Brahmapur More, Post Office – Brahmapur, Police Station – Bansdroni, Kolkata – 700096, District South 24 – Parganas and (2) **SK. ABDUL SALAM**, (PAN – DYDPS0944B) (Aadhaar – 2006 0204 6131), son of Sk. Abdul Khaleque, by faith – Muslim, by occupation – Business, by Nationality – Indian, residing at 39/A, Jaigirghat Road, Masjid Para, Pashim Barisha, Post Office – Thakurpukur, Police Station – Behala now Thakurpukur, Kolkata – 700063, District South 24 – Parganas, hereinafter jointly called and referred to as the **“DEVELOPERS”** (which term or expression shall unless excluded by or repugnant to the context shall to mean and include its heirs, successors in interest, executors, administrators, nominee and/assigns) of the **OTHER PART**.

WHEREAS

- A. one Kazi Golam Arab (since deceased) was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the land containing an area of .67 Decimal, lying and situated in Mouza - Naktala, J.L. No. 32, Parganas - Khaspur, Touzi No. 56, Police Station - Tollygunge then Jadavpur now Netaji Nagar,

comprising District Settlement Khatian No. 216, appertaining to Dag No. 42, which was recorded in Chirasthaya Sattya as rent free land and subsequently in the Revisional Settlement 2.10 decimal of land of the said Khatian was recorded at a annual rent of Rs. 3 anna 1 and the said Golam Arab acquired the right, title and interest in respect of the said .67 decimals of land by virtue of purchase.

- B. the said Golam Arab left behind neither wife nor any issue died intestate leaving his sister as his only legal heir and successor and said sister subsequently died intestate leaving behind her two daughters' viz. Majimunnessa and Azimunnessa and the said property devolved upon the said two sisters by virtue of inheritance.
- C. while the said Majimunnessa and Azimunnessa jointly seized and possessed of the said property, by a Registered Indenture dated 6th day of Baisakh, 1312 B.S. sold, conveyed and transferred the aforesaid .67 decimals of land to one Amirunnessa Bibi who was in peaceful and uninterrupted possession of the said property and the husband of said Amirunnessa Bibi namely Sadeque Ali had no right, title or interest in the said property nor the said property was the

subject matter of any Wakf created by the said Sadeque Ali, and the record as such was erroneous.

- D. the said Amirunnessa Bibi while seized and possessed of the said property one Methor Mondal was a rayati right in respect of .67 decimal of land at an annual rent of Rs. 8/-.
- E. the said Methor Mondal thereafter by way of a Registered Deed of Sale dated 21.07.1944 sold and transferred his Rayati right in respect of .33½ Decimal to one Kazi Abdul Malek and the said Kazi Abdul Malek by virtue of the aforesaid purchase acquired the Rayati right in respect of the said .33½ Decimal and the said Methor Mondal by way of an another indenture dated 21.07.1944 sold and transferred his Rayati right in respect of rest .33½ Decimal of land from the Southern Portion of the said .67 decimals of land to one Anil Kumar Chowdhury, a resident of Beliaghata and by virtue of the aforesaid purchase the said Anil Kumar Chowdhury acquired the Rayati right in respect of .33½ Decimal of land.
- F. thereafter the said Anil Kumar Chowdhury on 22.08.1944, sold, conveyed and transferred his Rayati right in respect of .33½ Decimal of land to one Harendra Lal Sarkar.

- G. the said Amirunnessa Bibi by way of a Registered Deed of Sale dated 22.08.1945, sold and transferred the said .67 decimals of land in favour of the said Kazi Abdul Malek.
- H. the said Kazi Abdul Malek having in his possession of the aforesaid Deed and the Deed executed by Methor Mondal on 21.07.1944, in respect of .33½ Decimal being the Northern Portion of Rayati Land, the said Hirendra Lal Sarkar on 05.08.1950 got a Deed of Release or Relinquishment executed by the said Kazi Abdul Malek in his favour and since then the said Hirendra Lal Sarkar was in peaceful and uninterrupted possession of the said .67 decimals of land of Dag No. 42, appertaining to Khatian No. 216, of the said Mouza - Naktala.
- I. while lawfully seized and possessed of the said land, the said Hirendra Lal Sarkar by a Registered Indenture Registered in the year 1953 sold, conveyed and transferred a piece and parcel of land measuring 07 Cottahs to one Smt. Bina Ghosh wife of Sri Harendra Krishna Ghosh.
- J. the said Smt. Bina Ghosh keeping the said land as a security by existing a Deed of Mortgage registered in the year 1955 and recorded in Book No.I, Volume No. 16, Pages 224 to 228, Being

No. 480 had taken a lump sum of Money as Loan and by a Deed of Release registered in the same year 1955 and recorded in Book No. I, Volume No. 60, Pages 13 to 15, Being No. 2967, for the year 1955, the said Smt. Bina Ghosh got the said property released in favour of her from all charges, encumbrances and attachments.

K. one Sri Aghore Nath Chowdhury by a Registered Kobala or Deed of Sale dated 11th day of May, 1970 and registered in the office of the Joint Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 52, Pages 1 to 6, Being No. 2179, for the year 1970, purchased a piece and parcel of Bastu land measuring an area of 02 Cottahs, 01 Chittack & 00 Square Feet more or less, together with all easement right over the private Road or Passage on the Northern Side of the said Plot of land and 20' feet wide Corporation Road, namely Khanpur Road for a valuable consideration as mentioned therein from said Smt. Bina Ghosh.

L. thereafter the said Aghore Nath Chowdhury erected and/or build a pucca one storied building over the said plot of land as per plan duly sanctioned by the Calcutta Corporation, then known as Calcutta Municipal Corporation now Kolkata

Municipal Corporation and got his name mutated and/or recorded with the Assessment record of the Calcutta Municipal Corporation and the said plot of land became known and numbered as Premises No. 23/1A, Khanpur Road.

- M. the said Aghore Nath Chowdhury by virtue of a Registered Indenture dated 24th day of July, 1987, duly registered at the Office of the District Registrar at Alipore and recorded in Book No. I, Deed No. 11935, for the year 1987, sold transferred and conveyed the said Bastu land measuring an area of 02 Cottahs, 01 Chittack & 00 Square Feet more or less, together with a pucca one storied building standing thereon including all fixtures fittings electric installations affixed thereto, lying and situated in Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, at and being Premises No. 23/1A, Khanpur Road, together with all easement rights over the private passage or Road on the Northern Side of the said plot of land and 20' feet wide Road on the Western Side of the said land and premises unto and in favour of (1) Nirmalendu Ghatak (since deceased),

(2) Sri Prabir Kumar Ghatak and (3) Sri Samir Kumar Ghatak at and for the price or consideration therein mentioned.

- N. the said Prabir Kumar Ghatak being the owner of $1/3^{\text{rd}}$ share of the said undivided joint property while thus enjoying the same with his father and brother, the other co-sharers of the said undivided property of Premises No. 23/1A, Khanpur Road, Calcutta now Kolkata - 700047 sold, conveyed and transferred his undivided $1/3^{\text{rd}}$ share of the said property comprising bastu land measuring an area of 02 Cottahs, 01 Chittack & 00 Square Feet more or less, together with a pucca one storied building standing thereon with all benefits and facilities attached therein and thereto, lying at Premises No. 23/1A, Khanpur Road, together with all easement rights over the private passage or Road on the Northern Side of the said plot of land and 20' feet wide Road on the Western Side of the said land unto and in favour of his brother Sri Samir Kumar Ghatak, at and for a valuable consideration as mentioned therein, which was duly executed and registered in the office of the District Registrar at Alipore on 10.08.1990 and recorded in its Book No. I, Volume No. 291, Pages 193 to 202, Being No. 11795, for the year 1990 and the said Sri Samir Kumar Ghatak became the owner of the undivided $2/3^{\text{rd}}$ share of land with structure, lying and situated

at Premises No. 23/1A, Khanpur Road, Police Station - Tollygunge then Jadavpur now Netaji Nagar, Calcutta now Kolkata - 700047.

- O. said Nirmalendu Ghatak while seized and possessed of and otherwise well and sufficiently entitled to ALL THAT undivided $1/3^{\text{rd}}$ share or interest in the aforesaid joint property comprised an area of 02 Cottahs, 01 Chittack & 00 Square Feet more or less, together with a pucca one storied building standing thereon, along with all rights, privileges, benefits and interest attached therein and thereto, lying at Premises No. 23/1A, Khanpur Road, Police Station - Tollygunge then Jadavpur now Netaji Nagar, Calcutta now Kolkata - 700047, died intestate on 17.06.1995 leaving behind him surviving his wife Shobha Ghatak, two sons namely Prabir Kumar Ghatak and Samir Kumar Ghatak and only daughter Bharati Ganguly (Ghatak) as his only legal heirs and successors, to inherit the said undivided $1/3^{\text{rd}}$ share or interest in the aforesaid joint property of Premises No. 23/1A, Khanpur Road and as such each having undivided $1/12^{\text{th}}$ share thereto.

- P. the said Samir Kumar Ghatak became the owner of undivided $2/3^{\text{rd}}$ share of land with structure by virtue of two separate

Deed of Sale and also lawfully seized and possessed and sufficiently entitled to undivided $1/12^{\text{th}}$ share or interest of the aforesaid property by way of inheritance and according to the Hindu Succession Act.

- Q. the said Shobha Ghatak and Bharati Ganguly executed one Deed of Gift in favour of their son/brother namely Samir Kumar Ghatak and gifted their $2/4^{\text{th}}$ share of that $1/3^{\text{rd}}$ share of that total property that is $2/12^{\text{th}}$ i.e. $1/6^{\text{th}}$ share of that entire property, by virtue of registered Deed of Gift, which was duly registered before the Additional District Sub-Registrar at Alipore, on 23rd day of December, 2004 and recorded in Book No. I, Volume No. 306, Page from 268 to 285, Being No. 4735, for the year 2004.
- R. another legal heir of Late Nirmalendu Ghatak i.e. one son namely Prabir Kumar Ghatak executed one Deed of Conveyance in favour of his brother namely Samir Kumar Ghatak and he sold his undivided $1/12^{\text{th}}$ share of the aforesaid property measuring an area of 02 Cottahs, 01 Chittack & 00 Square Feet more or less, together with a pucca one storied building standing thereon, lying and situated at Premises No. 23/1A,

Khanpur Road, Police Station – Jadavpur now Netaji Nagar, Kolkata - 700047.

- S. said Samir Kumar Ghatak being the absolute owner of the said property and he mutated his name before the Kolkata Municipal Corporation in respect of the said property was numbered as 23/1A, Khanpur Road, Kolkata - 700047, under Ward No. 098, bearing Assessee No. 210980301515 and thereafter paying taxes and other revenue regularly before the competent authority.
- T. the said Samir Kumar Ghatak during his such sole and absolute enjoyment of the same sold and/or conveyed one shop room measuring an area of 137 Square Feet super built up area more or less, against receipt of a fair consideration amount and by virtue of execution of a Deed of Sale on 05/11/2019, to and in favour of one Sri Utpal Samui. The said Deed has been registered at the Office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2019, Page from 214241 to 214281, Being Deed No. 160506277 for the year 2019.

- U. while having seized and possessed the aforesaid shop room, the said Sri Utpal Samui sold and/or conveyed the said shop room measuring an area of 137 Square Feet super built up area more or less, against receipt of a fair consideration amount and by virtue of execution of a Deed of Conveyance on 25/04/2025, to and in favour of Sri Samir Kumar Ghatak. The said Deed has been registered at the Office of the District Sub-Registrar - II, at Alipore and recorded in Book No. I, Volume No. 1602-2025, Being Deed No. 05789, for the year 2025 and Sri Samir Kumar Ghatak again became the absolute owner of entire landed property including the said shop room and started to possess & enjoy the same solely and absolutely and without any disturbance and/or hindrance and/or claim and/or demand from anybody.
- V. due to various reasons the said Sri Samir Kumar Ghatak by virtue of registered Deed of Conveyance dated 25th day of April, 2025 sold, transferred and conveyed his entire Bastu land measuring an area of 02 Cottahs, 01 Chittack & 00 Square Feet more or less, together with 800 Square Feet of tiles floors pucca one storied building consisting of one Shop Room, measuring an area of 137 Square Feet more or less and the rest 663 Square Feet residential room standing thereon, lying and situated at

Mouza – Naktala, J.L. No. 32, Pargana – Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station- Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 210980301515, along with all easement right over the private passage or road on the Northern Side of the said plot of land and 20 feet wide road on the Western Side of the said land and premises, unto and in favour of (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), which was duly registered in the office of the D.S.R. – II, at Alipore and recorded in Book No. I, Volume No. 1602-2025, Page from 234077 to 234103, Being No. 160205790, for the year 2025 for the valuable consideration mentioned therein and delivery the peaceful Khas possession in favour them forever.

- X. by virtue of aforesaid Deed of Conveyance the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein) became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 02 Cottahs, 01 Chittack & 00 Square Feet more or less, together with 800 Square Feet of

tiles floors pucca one storied building consisting of one Shop Room, measuring an area of 137 Square Feet more or less and the rest 663 Square Feet residential room standing thereon, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station-Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said landed property, free from all sorts of encumbrances, liens, charges, attachment etc.

WHEREAS

- A. one Kazi Golam Arab (since deceased) was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the land containing an area of .67 Decimal, lying and situated in Mouza - Naktala, J.L. No. 32, Parganas - Khaspur, Touzi No. 56, Police Station - Tollygunge then Jadavpur now Netaji Nagar, comprising District Settlement Khatian No. 216, appertaining to Dag No. 42, which was recorded in Chirasthaya Sattya as rent

free land and subsequently in the Revisional Settlement 2.10 decimal of land of the said Khatian was recorded at a annual rent of Rs. 3 anna 1 and the said Golam Arab acquired the right, title and interest in respect of the said .67 decimals of land by virtue of purchase.

- B. the said Golam Arab left behind neither wife nor any issue died intestate leaving his sister as his only legal heir and successor and said sister subsequently died intestate leaving behind her two daughters' viz. Majimunnessa and Azimunnessa and the said property devolved upon the said two sisters by virtue of inheritance.
- C. while the said Majimunnessa and Azimunnessa jointly seized and possessed of the said property, by a Registered Indenture dated 6th day of Baisakh, 1312 B.S. sold, conveyed and transferred the aforesaid .67 decimals of land to one Amirunnessa Bibi who was in peaceful and uninterrupted possession of the said property and the husband of said Amirunnessa Bibi namely Sadeque Ali had no right, title or interest in the said property nor the said property was the subject matter of any Wakf created by the said Sadeque Ali, and the record as such was erroneous.

- D. the said Amirunnessa Bibi while seized and possessed of the said property one Methor Mondal was a rayati right in respect of .67 decimal of land at an annual rent of Rs. 8/-.
- E. the said Methor Mondal thereafter by way of a Registered Deed of Sale dated 21.07.1944 sold and transferred his Rayati right in respect of .33½ Decimal to one Kazi Abdul Malek and the said Kazi Abdul Malek by virtue of the aforesaid purchase acquired the Rayati right in respect of the said .33½ Decimal and the said Methor Mondal by way of an another indenture dated 21.07.1944 sold and transferred his Rayati right in respect of rest .33½ Decimal of land from the Southern Portion of the said .67 decimals of land to one Anil Kumar Chowdhury, a resident of Beliaghata and by virtue of the aforesaid purchase the said Anil Kumar Chowdhury acquired the Rayati right in respect of .33½ Decimal of land.
- F. thereafter the said Anil Kumar Chowdhury on 22.08.1944, sold, conveyed and transferred his Rayati right in respect of .33½ Decimal of land to one Harendra Lal Sarkar.
- G. the said Amirunnessa Bibi by way of a Registered Deed of Sale dated 22.08.1945, sold and transferred the said .67 decimals of land in favour of the said Kazi Abdul Malek.

- H. the said Kazi Abdul Malek having in his possession of the aforesaid Deed and the Deed executed by Methor Mondal on 21.07.1944, in respect of .33½ Decimal being the Northern Portion of Rayati Land, the said Hirendra Lal Sarkar on 05.08.1950 got a Deed of Release or Relinquishment executed by the said Kazi Abdul Malek in his favour and since then the said Hirendra Lal Sarkar was in peaceful and uninterrupted possession of the said .67 decimals of land of Dag No. 42, appertaining to Khatian No. 216, of the said Mouza - Naktala.
- I. while lawfully seized and possessed of the said land, the said Hirendra Lal Sarkar by virtue of a Bengali Kobala dated 7th day of August 1953, duly registered at the Office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 90, Pages from 78 to 83, being Deed No. 5196, for the year 1953, sold transferred and conveyed the said land measuring 07 Cottahs more or less, to one Smt. Bina Ghosh wife of Sri Harendra Krishna Ghosh.
- J. one Smt. Asha Saha (since deceased) by a Registered Kobala or Deed of Sale dated 16th day of December, 1970 and registered in the office of the Joint Sub-Registrar of Alipore at Alipore and recorded in Book No. I, Volume No. 90, Pages 200 to 206, Being

No. 5261, for the year 1970, purchased a piece and parcel of Bastu land measuring an area of 02 Cottah more or less, together with all easement, for a valuable consideration as mentioned therein from said Smt. Bina Ghosh.

- K. thereafter the said Smt. Asha Saha (since deceased) build two Asbestos Shed house over the said plot of land and got her name mutated and/or recorded with the Assessment record of the erstwhile Calcutta Municipal Corporation now Kolkata Municipal Corporation and the said premises became known and numbered as Premises No. 23/1, Khanpur Road, under Ward No. 098.
- L. after purchasing the above mentioned, the said Smt. Asha Saha while enjoying the same died intestate on 13.12.1988 leaving behind her husband namely Arijit Saha alias Arijit Kumar Saha (now deceased), two sons namely (1) Abhijit Saha and (2) Prithwijit Saha and two married daughters namely (1) Papia Saha (now deceased) and (2) Dalia Das as her only legal heirs and successors, each having $1/5^{\text{th}}$ share therein and thereafter Arijit Saha alias Arijit Kumar Saha also died intestate on 26/03/2013 leaving behind his two sons namely sons namely (1) Abhijit Saha and (2) Prithwijit Saha and two married

daughters namely (1) Papia Saha (now deceased) and (2) Dalia Das as his only legal heirs and successors, each having undivided $1/4^{\text{th}}$ undivided share.

- M. the said Abhijit Saha, Prithwijit Saha, Papia Saha & Dalia Das while were in joint possession of their aforesaid property Papia Saha died intestate on 12/06/2024 leaving behind her husband namely Anup Kumar Saha and one son namely Abhishek Saha as her only legal heirs and successors, each having $2/16^{\text{th}}$ undivided share.
- N. by way of inheritance the said Abhijit Saha, Prithwijit Saha, Dalia Das (each having $4/16^{\text{th}}$ undivided share), Anup Kumar Saha & Abhishek Saha (each having $2/16^{\text{th}}$ undivided share) jointly became the absolute owner of ALL THAT piece and parcel of Bastu land measuring an area of 02 Cottahs more or less, together with 650 Square Feet of cemented floor Asbestos shed standing thereon, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 23/1, Khanpur Road, under Ward No. 098, Police Station – Jadavpur now Netaji Nagar, Kolkata - 700047, within

the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 210980300961 and enjoying all kinds of ejmali rights over the said landed property, free from all sorts of encumbrances, liens, charges, attachment etc.

- O. due to some unavoidable circumstance the said (1) Sri Abhijit Saha, (2) Sri Prithwijit Saha, (3) Smt. Dalia Das, (4) Sri Anup Kumar Saha and (5) Sri Abhishek Saha, by virtue of registered Deed of Conveyance dated 11th day of July, 2025 sold, transferred and conveyed their entire Bastu land measuring an area of 02 Cottahs, 00 Chittack & 00 Square Feet more or less, together with 650 Square Feet Cemented floors Asbestos shed standing thereon, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 23/1, Khanpur Road, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 210980300961, along with all easement right over the private passage of the said land and premises, unto and in favour of (1)

Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), which was duly registered in the office of the D.S.R. - II, at Alipore and recorded in Book No. I, Volume No. 1602-2025, Page from 431029 to 431055, Being No. 160210250, for the year 2025 for the valuable consideration mentioned therein and delivery the peaceful Khas possession in favour them forever.

- P. by virtue of aforesaid Deed of Conveyance the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein) became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 02 Cottahs, 00 Chittack & 00 Square Feet more or less, together with 650 Square Feet Cemented floors Asbestos shed standing thereon, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 23/1, Khanpur Road, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title, interest and

possessed over the said landed property, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS by virtue of two separate Deed of Conveyance the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), became the absolute joint Owners of ALL THAT piece and parcel of total land measuring an area of 04 Cottahs, 01 Chittack & 00 Square Feet more or less, together with 800 Square Feet of tiles floors pucca one storied building consisting of one Shop Room, measuring an area of 137 Square Feet more or less and the rest 663 Square Feet residential room standing thereon and 650 Square Feet Cemented floors Asbestos shed, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being Premises No. 23/1, Khanpur Road & 23/1, Khanpur Road respectively, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessees Nos. 210980301515 & 210980300961 respectively and enjoying the absolute right, title, interest and possessed over the said two separate plot of land with structure thereon, free from all encumbrances.

AND WHEREAS while having seized and possessed the aforesaid plot of land along with structure thereon, the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), applied for the amalgamation and/or mutated their names to the Kolkata Municipal Corporation, subsequently the said concerned authority have amalgamated the said two plot of land into single plot of land measuring an area of 04 Cottahs, 01 Chittack & 00 Square Feet more or less and re-assessed and renumbered as K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, in the District South 24 – Parganas and since then the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), have been jointly paying the relevant rates and taxes under Assessee No. 210980301515 without delay of default.

AND WHEREAS thus the said (1) Mr. Biswanath Das and (2) Mr. Joy Prakash Shaw (the Land Owners herein), thereto became the absolute sixteen annas joint Owners of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **01** Chittack & **00** Square Feet more or less, together with 2250 Square Feet of pucca structure, lying and situated at Mouza – Naktala, J.L. No. 32, Pargana – Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag

No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, together with all easement rights thereto and has been enjoying absolute ownership rights over the said property without any kind of hindrance, objection, obstruction, interference, lispendens, mortgage, trusts, requisition, acquisition, claim and/or demand whatsoever or howsoever, hereinafter for the sake of brevity referred to as the "**said Property**" more fully and particularly described in the **FIRST SCHEDULE** hereunder written, free from all sort of encumbrances, charges, attachment, liabilities etc.

AND WHEREAS the said Land Owners herein, being the absolute Owners and occupiers of the aforesaid property, have made up their mind to develop the said property being admeasuring an area of **04** Cottahs, **01** Chittack & **00** Square Feet more or less, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata -

700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written, by constructing a G+3 storied residential building, upon the aforesaid property according to the above mentioned sanctioned and/or revised sanction plan building from the Kolkata Municipal Corporation, but due acumen in the field of construction, the Land Owners have sought the professional expertise with financial soundness of Developer or Developers who can undertake the responsibility of construction of such building upon the said property at his/their own arrangement and expenses.

AND WHEREAS upon the aforesaid representation of the Land Owners and on subject to verification of title of the Land Owners, concerning the said property, the Developers namely "**FORTUNE REAL ESTATE**", a Partnership Firm, represented by its Partners namely (1) **MR. SUBHOJIT DAS**, son of Mr. Biswanath Das and (2) **SK. ABDUL SALAM**, son of Sk. Abdul Khaleque, have agreed to develop the said property by constructing a new building at the said property in accordance with the sanctioned building plan issued by the Kolkata Municipal Corporation and/or revised plan if required for

the purpose for the construction of the G+3 storied building on the said property, on the terms and conditions hereinafter appearing.

AND WHEREAS the Land Owners hereby represents and covenant with the Developers as follows:

- A. None other than the Land Owners have any right, title, interest, claim, demand whatsoever and howsoever in the said property.
- B. The property more fully mentioned in the **FIRST SCHEDULE** hereunder written is free from all encumbrances, charges, lien and liabilities whatsoever.
- C. There is no legal impediment, bar or difficulty on owners' part in obtaining clearance under Section 230A of the Income Tax Act, 1961, for conveying and/or confirming the sale of various flats to be constructed in the **FIRST SCHEDULE** hereunder written and/or for the sale of the proportionate undivided right, title, share and interest in the land underneath thereto and/or comprises therein to the prospective buyers or ultimate buyers or ultimate purchasers or intending purchasers as mentioned hereinafter.
- D. The property or any part thereof is not subject to any notice of acquisition and no suit in any Court of law or any proceedings before any authority is pending relating to any matter or

disputes whatsoever about the **FIRST SCHEDULE** property and if any notice of acquisition happens and occasions by any authority, in that event the Developers shall proceed with the case and if any compensation received from any department due to such acquisition then the Developers shall return the compensation after deducting his loss of this project due to such acquisition.

- E. The Land Owners have not entered into any agreement nor there any such agreement for sale, transfer, development, lease or any agreement whatsoever with any person in respect of the **FIRST SCHEDULE** property hereunder except these presents.
- F. The Land Owners are interested in offering the **FIRST SCHEDULE** property hereunder for development and Land Owners have been desirous to develop the same jointly with the Developers according to the share mutually agreed upon by and between the parties hereto.
- G. The Land Owners shall execute a registered Development Power of Attorney in favour of the Developers for execution of all the works as per the Development Agreement as executed, and for construction of G+3 storied building in the **FIRST SCHEDULE** property hereunder under reference and also to negotiate and to sell the respective constructed portion thereof including this power of development.

AND WHEREAS after knowing such intentions of the Land Owners herein the Developers herein also expressed their intention to develop the property, more fully and particularly described in the **FIRST SCHEDULE** hereunder written on certain terms and conditions.

The Developers hereby represents and covenants with the Land Owners herein follows:

- A. The Developers are competent and has sufficient means and money and have experts, skilled, and technical people to develop the **FIRST SCHEDULE** property as agreed hereinafter.
- B. The Developers are sound and is not otherwise incompetent and incapable and insolvent.
- C. The Developers shall use the required quality of materials, steels, etc. and strictly follow the specification, guidance of process for construction of G+3 storied building upon the **FIRST SCHEDULE** property hereunder strictly according to the guide lines in the engineering process.

AND WHEREAS relying upon the aforesaid representation by the Land Owners and the Developers as aforesaid and being satisfied with the title of the Land Owners and the Land Owners being satisfied with the capacity of the Developers has agreed to develop the **FIRST SCHEDULE** property hereunder and the Developers have agreed to the

develop the said property hereunder jointly with the Land Owners by construction of G+3 storied building as per the sanctioned plan from the Kolkata Municipal Corporation, on the terms and conditions as settled in between the parties hereto and recorded herein.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH that in pursuance of the said agreement and in consideration of mutual understanding and interests, the parties hereto have agreed as follows:

CHAPTER - I: DEFINITIONS

Unless excluded by or repugnant to the subject or context or otherwise contrary thereto or inconsistent therewith the terms or expressions herein contained shall mean as follows:

- 1.1 **LAND OWNERS** shall mean and include (1) **SRI BISWANATH DAS**, son of Late Joy Krishna Das and (2) **SRI JOY PRAKASH SHAW**, son of Late Shib Narayan Shaw and their legal heirs, executors, legal representatives, successors and/or assigns.
- 1.2 **DEVELOPERS** shall mean and include "**FORTUNE REAL ESTATE**", a Partnership Firm, represented by its Partners namely (1) **MR. SUBHOJIT DAS**, son of Mr. Biswanath Das and (2) **SK. ABDUL SALAM**, son of Sk. Abdul Khaleque and its legal

heirs, executors, legal representatives, successors-in-interest and/or assigns.

- 1.3 **LAND/PROPERTY** shall mean **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **01** Chittack & **00** Square Feet more or less, lying and situated at Mouza – Naktala, J.L. No. 32, Pargana – Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1.4 **PROPOSED BUILDING** it is envisaged that it shall mean the G+3 storied building to be constructed at the said land of the building as detailed in the **FIRST SCHEDULE** hereunder written, in accordance with the sanctioned building from the Kolkata Municipal Corporation and/or its amended or revise plan to be extended or to be sanctioned by the Kolkata Municipal Corporation and/or the appropriate sanctioning authority in the names of the said Land Owners.

1.5 **COMMON AREAS, PARTS & FACILITIES AND AMENITIES**

shall include passage-ways, common path ways, pump room, overhead/underground reservoir or tank, water pump and motor, sanitary, electric wires and plumbing pipes and fittings and drainage in common areas and other facilities required for the establishment, enjoyment, provisions, maintenance and/or management of the building to be constructed.

1.6 **SALEABLE SPACE** - shall mean the space in the building forming part of DEVELOPERS' ALLOCATION available for independent use and occupation after making the due provisions for OWNERS' ALLOCATIONS and for common facilities and the space required thereof.

1.7 **COST OF CONSTRUCTION** shall mean and include all costs and expenses paid and/or incurred by the Developers relating to the sanction plan which will be sanctioned by the Kolkata Municipal Corporation and/or fees of Architect, labour charges or wages, building materials (including timber, sanitary plumbing and electrical fittings and fixtures), fees and charges payable to sanctioning authority or any other authority and all other costs incidental thereto including fittings and fixtures within the flats and common areas as per **FOURTH SCHEDULE** hereunder written.

- 1.8 **OWNERS' ALLOCATION**: Shall mean the Land Owners will be entitled to get Entire Third Floor, consisting of one 2 BKH Flat and one 3 BHK Flat, as per F.A.R. from the Kolkata Municipal Corporation in the proposed G+3 storied building, together with the common areas, parts, facilities and amenities together with the right of user of the common areas, parts, facilities and amenities thereof upon construction of the building along with the proportionate share in the land underneath the **FIRST SCHEDULE** hereunder written. Save and except the above the Land Owner shall not be entitled to any other portion of the newly constructed building.

DEVELOPERS' ALLOCATION: Shall mean Developers will be entitled to get Entire Constructed Area as per F.A.R. from the Kolkata Municipal Corporation in the proposed G+3 storied building (Save and Except the above mentioned Owner's Allocation), together with the common areas, parts, facilities and amenities together with the right of user of the common areas, parts, facilities and amenities thereof upon construction of the building along with the proportionate share in the land underneath the **FIRST SCHEDULE** hereunder written, with right to sold on pro-rata basis, to the intending Purchasers from Developers' Allocation, by way of registered Deed through Development Power of Attorney on behalf of the Land Owner herein.

- 1.9 **THE ARCHITECT** the engineer shall mean as the consulting engineer who has been appointed by the Developers for designing and planning of the new G+3 storied building or any other persons, firm or company who may be appointed hereinafter, for the similar purpose.
- 1.10 **BUILDING PLAN**: the building plan should be sanction by the Kolkata Municipal Corporation and/or revised plan if required as the case may be for modification, amendment and alteration thereto or revision thereof made or caused to be made by the Developers.

CHAPTER - II: TIME FRAME

- 2.1 That the Land Owners and the Developers herein have agreed to develop the **FIRST SCHEDULE** hereunder written by constructing a new G+3 storied building thereon within a period of 30 (Thirty) months from the date of execution this present agreement. If any Force Majeure come in front of Developers in that event 06 (Six) months shall be added for any kind of Force Majeure.
- 2.2 The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder that the performance of the relative obligation was prevented by any force majeure and

this contract shall remain suspended during the period of such force majeure, if any.

- 2.3 The term force majeure shall mean floods, earth-quake, riots, war, storm, tempest, civil commotion or any other act or commission beyond the control of the parties hereto.
- 2.4 The Land Owners hereby authorize/grant license to the Developers to construct the new G+3-storied building at his own costs and shall obtain modification, variation or new sanction in the Land owners' name at his own cost and do all other acts and deeds as mentioned hereinafter.

CHAPTER - III: CONSIDERATION

3. In consideration of the land of the Land Owners, the Developers shall handover the Owners' Allocation in favour of the Land Owners first herein after completion of the proposed G+3 storied building more fully and particularly described in the **SECOND SCHEDULE** hereunder written. On the other hand, in consideration of the Development work and cost of construction to be borne by the Developers herein upon the **FIRST SCHEDULE** hereunder written, the Developers shall be entitled

to the Developers' Allocation, more fully and particularly described in the **THIRD SCHEDULE** hereunder written.

CHAPTER - IV: DELIVERY OF POSSESSION OF LAND

4. The Land Owners agree to put the Developers in possession of the said property more fully and particularly described in the **FIRST SCHEDULE** hereunder written for the purpose of development thereof on the terms and conditions herein contained and in the manner stated herein.

CHAPTER - V: DEVELOPERS' RIGHTS AND OBLIGATIONS

- 5.1 The Developers shall be at liberty to develop the property at their own costs and expenses:
 - (a) The Developers shall apply for revise plan or any variation or any other mode for construction which is to be sanctioned from the authority concern of the Kolkata Municipal Corporation and/or any appropriate authorities or revision thereof.
 - (b) To make applications and to get necessary plans, maps, sketches, schemes, sanctioned by the appropriate authorities for obtaining filtered or unfiltered water, drainage, septic tank

and sewerage connection and/or boring tube well and electricity.

- (c) To build, construct or erect new building or other structures in or upon the land comprised in the said land and/or any portion thereof strictly according to the sanctioned plan.
- (d) To apply for and obtain electricity, water and sewerage connections and other essential public utility services, facilities or any part thereof in or upon the said newly constructed land or any part thereof.
- (e) The entire cost of construction of the building and providing the amenities, services and facilities and the fittings and fixtures, thereon, including the fees payable to be Architects, Engineers, Contractors, and other staff and workmen shall be borne by the Developers and the Land Owners are not required to contribute anything for same. In the case of disputes between the Developers and/or their contractors, architects, engineers and other workmen and suppliers of materials and other persons who are engaged in the development of **FIRST SCHEDULE** hereunder written, the same shall be fully settled by the

Developers who shall also be liable and answerable for their claims, if any. In case of any accidents or injury or death occurring during the course of construction period to any workmen or third party in the **FIRST SCHEDULE** hereunder written, the Developers shall solely be responsible. The Land Owners shall have no liability to any extent in this behalf.

- (f) All the items of plants and machines, tools, and implements, stores and materials of the Developers and/or their contractors, workmen and other agencies may bring to the site for the due construction of the said new building shall remain the exclusive properties of the Developers at all times and the Land Owners shall have no claim whatsoever on any such items or plant and machinery, tools and implements, stores and materials at any time.
- (g) The Developers shall be entitled to make additions, deletions and alterations in the plans and as demanded by the Sanctioning Authorities and also in construction as they deem it fit without materially affecting the entitlement of the Land Owners. The Developers has also entitled to effect modifications depending on the plan and exigencies in the area agreed to be

built and delivered to the Land Owners. The Developers shall have discretion in matters relating to the method, manner and design of construction without affecting the designs and safety of the buildings basically. The entire cost of construction, including Architects fee and charges/fee if any, payments for the temporary connection of water and electricity during construction and development of the property including the Owners' Allocation shall be borne by the Developers. The Land Owners shall not be required to contribute any amount towards development and construction of the **FIRST SCHEDULE** hereunder written, including the Owners' share of constructed area as set out in this agreement. The Developers shall cause construction as per specifications detailed in the **FOURTH SCHEDULE** hereunder written upon and in the **FIRST SCHEDULE** hereunder written.

- (h) In the event of any other demand made by any Authorities on Commencement of Construction or during the course of construction, the same shall be borne by the Developers and the Land Owners shall have no liability in respect of the same.

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- (i) The Developers shall provide common electric meter, water supply, sewerage connection, Completion Certificate from Kolkata Municipal Corporation at their own cost.

CHAPTER - VI: DEVELOPERS TO DEAL WITH HIS ALLOCATION:

6.1 The Developers shall be entitled to:

- a) Deal with the portion of the new building under his allocation i.e. Developer's Allocated Portion, by way of sale of flat/space and receive the consideration (without violating the terms of this development agreement) and the Land Owners shall confirm or grant proportionate undivided right, title and interest in the land to such buyers and sign, execute and register the necessary deeds of conveyance there-for and shall not demand any further consideration from such purchaser and/or Developers. The delivery of possession of the Owners' Allocation to the Land Owners shall be deemed complete consideration of the Land Owners. The parties hereto shall bear and pay taxes, maintenance costs and common expenses proportionate to her allocations from the date of her possession.
- b) The Developers can only accept consideration price for their allocation from the intending purchaser/purchasers in the manner described below i.e. booking/advance

money from the intending purchaser/purchasers for their allocation and will take advances from the intending purchaser/purchasers.

- 6.2 The Developers will obtain completion certificate from the Kolkata Municipal Corporation at their own cost.

CHAPTER - VII: PAYMENT OF TAXES

- 7.1 At the time of handing over the vacant possession of the Land, the Land Owners shall pay all the taxes and other charges, if any payable.
- 7.2 That the Developers shall be liable to pay taxes and charges from the date of handing over vacant possession of the said land under these presents till the date of delivery of the Owners' Allocation. Thereafter the parties shall bear the said taxes etc. proportionately according to their respective allocation either by themselves and/or through and/or by the prospective buyers of the flat/s as mentioned hereinafter.
- 7.3 That the Land Owners shall be free from all kinds of taxes regarding Developers' Allocation including income tax and other taxes and outgoing thereof.

- 7.4 That the Developers will be liable to pay all outstanding rates and taxes in respect of the aforesaid property and mutated the names in the assessment records of the Land Owners herein with their own costs and expenses.

CHAPTER - VIII: LAND OWNERS' OBLIGATIONS

- 8.1 The Land Owners hereby agree, assure and covenant with the Developers that the Land belong to her or any persons claiming through them shall not in any way interfere with such possession nor shall in any way cause any obstruction or interference in the matter of construction, erection and completion of the building by the Developers or their nominee/s. Also the owners shall deliver the vacant possession of the land to the Developers. Since the owners will not interfere in any way in the smooth progress of the construction work, the Developers would their part will be responsible for the construction works.
- 8.2 The Land Owners shall render their best co-operation and assistance to the Developers in the matter of the construction of the proposed new building and other structure/s if any, in or upon the land comprised in the said land in the **FIRST SCHEDULE** property hereunder. In accordance with the provisions of the building laws for the time being in force in the area and the Land Owners shall sign, execute and deliver to the

Developers all matters, correspondence, authorizations, papers and other documents as may from time to time be required by the developers in relation to the commencement and/or continuation and/or completion of the construction of the proposed new building and other structures.

- 8.3 The Land Owners shall execute registered Development Power of Attorney and letters of authorization in favour of Developers and/or their men and agents. All such Powers of Attorney and/or letters of authorization shall contain inter alia right to construction of the new building or buildings only and continue such constructions till the construction is/are completed and right to enter into agreement for sale and/or deed of conveyance of flat/s portion in the new building in respect of developers' allocation, with proportionate undivided right, title and interest in land to proposed buyer/s to take necessary permissions from various authorities like police, fire, municipality, telephone if applicable, and electric companies or authorities and to apply, make, correspondence, pay costs and charges to municipal, government and/or appropriate authorities for construction, laying pipes for water and electric supplies wiring for electricity and all other general or specific purposes incidental thereto.

- 8.4 In pursuance of the Development Power of Attorney the Developers or their men and agents to sell all such flats/ spaces

and areas mentioned in Developers Allocation and/or any areas/flats of the owners specifically instructed by the owners by any letter/agreement in future and to execute and register all such conveyance and to do such acts incidental thereto.

- 8.5 That at the time of execution of the Development Agreement the Land Owners shall handover all the original Title Deeds and other relevant documents to the Developers.
- 8.6 That the other co-sharers who have gifted their shares in favour of the owners herein in respect of the **FIRST SCHEDULE** property hereunder, those original gift deeds shall be handed over to the Developers at the time of execution of this Agreement.
- 8.7 Upon receipt by the Land Owners of the possession of Owners' Allocation from the Developers, the Land Owners shall become liable to pay proportionate taxes, maintenance costs and common expenses for or in relation to their allocation.

CHAPTER - IX: MISCELLANEOUS

- 9.1 That the Land Owners shall not have any connection, concern over the liability with any supplier/ suppliers or creditors of the Developers.

- 9.2 The materials to be used for construction by the Developers should be of standard quality according to those used in G+3storied buildings in the locale of said building and should be constructed in such workman-like manner as of the other G+3storied buildings in the said locale.

CHAPTER-X: FURTHER AGREEMENT UNDERSTANDING BY AND BETWEEN THE PARTIES

The parties thereto further agree and place on record some facts, explicit terms and understandings follows:

- 10.1 The Land Owners shall not be responsible for any deviation and/or construction which will be not according to sanctioned plan in consideration of the owners agreeing to transfer an undivided or such proportionate undivided share in the **FIRST SCHEDULE** property to the Developers and/or their nominee/s or assignee/s, the Developers hereby agree to construct and deliver to the Owners and/or their nominee/s or assignee/s, free from encumbrances as per Para 1.8 above.
- 10.2 In consideration of the Developers agreeing and undertaking to deliver the Owners' Allocation as per Para 1.8 above, the Land Owners hereby agree and bind and undertake to transfer/convey/sell to the Developers and/or their nominee/s

or assignee/s an undivided or such proportionate undivided share in the **FIRST SCHEDULE** property hereunder as is proportionate to the Developers' Allocation either in one lot or in several share or in the form of undivided share or otherwise at the sole discretion of the Developers.

- 10.3 The Owners' Allocated constructed area shall be the absolute property of the Land Owners only and he shall be entitled to hold, sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof along with proportionate undivided share or such undivided share as will be proportionate to the super built area retained by the owners in the land in **FIRST SCHEDULE** property hereunder and will be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing, arising or flowing there from.
- 10.4 The Developers' Allocation shall be the absolute property of the Developers only and they shall be entitled to hold, sell, mortgage, gift, lease and alienate or otherwise dispose of the same or any part thereof along with proportionate undivided share or such undivided share as will be proportionate to the super built area retained by the developers in the land in the **FIRST SCHEDULE** Property hereunder and they shall be

entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing, arising or flowing there from.

10.5 The Developers shall exploit the permitted F.A.R. to the maximum extent.

10.6 The Land Owners and the Developers shall from the date of completion of construction in all respect, maintain their respective portions, at their own cost in good and tenantable repair and shall not do or suffer to be done anything in or to the said land and/or common areas and passages of the new building to be constructed which may be against law or which will cause obstruction or interference to the users of such common areas.

10.7 The Land Owners and/or their transferees in regard to the Owners' Allocated area and the Developers and their nominees in respects of Developers' Allocation, shall become members of an Association to be formed by all the holders of built up area for the purpose of attending to maintenance and safety of the building and all matters of common interest and concern and shall observe and perform the terms/conditions/Bye-laws/Rules/ Regulations of such Association.

10.8 The Land Owners shall bear and pay for maintenance of the portion of new building for his own respective allocation and shall also bear and pay proportionate maintenance cost of the common areas and parts and/or also the common expenses therefore.

CHAPTER- XI: MAINTENANCE CHARGES ETC.

All obligations in respect with maintenance of the Apartment/Complex will be dealt with by the Developers.

CHAPTER- XII: OBLIGATION OF THE LAND OWNERS:

12.1 The Land Owners simultaneous to the execution of this Agreement granted a Development Power of Attorney in favour of the Developers as mentioned in Clause 8.4.

12.2 The Land Owners shall sign and execute necessary application, papers and documents as and required to facilitate the construction of the building and transfer of the Developers' Allocation and for any other purpose.

12.3 That at the time of execution of the Development Agreement the Land Owners shall handover all the original Title Deeds and other relevant documents to the Developers.

CHAPTER= XIII: RIGHTS OF THE OWNERS FOR INSPECTION the

Land Owners at all reasonable times shall have the right of inspection

of the progress of work and quality of construction and require the Developers to rectify any error or require the Developers to implement the work of Owners' Allocation in the **FIRST SCHEDULE** property hereunder. This decision of the Architect for the project as to the quality of the material and work, the rate of progress of work and other related matters should be final and binding on both parties.

CHAPTER-XIV: INTERPRETATION:

This agreement shall not be construed as a Partnership between the parties herein.

CHAPTER - XV: FORCE MAJEURE

15. The Developers propose to complete the building from the date of execution this present agreement or 30 (Thirty) months from execution of this agreement whichever is earlier and the extensions thereof from time to time subject to force majeure clause which shall mean flood, civil commotion, strike, jock out, fire and court injunction, restrictive order, legal disputes and delay in clearance from necessary authorities and/or other act or commission beyond the control of the parties thereto. The period of construction fixed hereinabove is subject to extension of 06 (Six) months as mentioned in Clause 2.1.

CHAPTER - XVI: SETTLEMENT OF DISPUTE

16. That all dispute and questions whatsoever arising out of and during the existence of this agreement and relating to this agreement or thereafter between the parties hereto or between their respective legal representatives as to interpretation operation or enforcement of any of the terms herein or the construction of any other matter or application thereof or the accounts or valuation or any act deed or commission or omission on part of any party hereto shall be referred to the Court of Alipore Jurisdiction according to the provision of laws.

:- THE FIRST SCHEDULE ABOVE REFERRED :-
(SAID PREMISES/PROPERTY)

ALL THAT piece and parcel of land measuring an area of **04** Cottahs, **01** Chittack & **00** Square Feet more or less, together with 2250 Square Feet of pucca structure, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 210980301515, along with all

easement right, title, interest, profits, appurtenant thereto and the right of way over the common passage being butted and bounded as follows:-

- ON THE NORTH :** By Premises No. 23/3, Khanpur Road;
ON THE SOUTH : By Premises No. 23/1B, Khanpur Road;
ON THE EAST : By three storied building;
ON THE WEST : By 20' Feet Wide K.M.C. Road.

-:: THE SECOND SCHEDULE ABOVE REFERRED ::-
(Owners' Allocation)

ALL THAT the Land Owners will be entitled to get Entire Third Floor, consisting of one 2 BHK Flat and one 3 BHK Flat, as per F.A.R. from the Kolkata Municipal Corporation in the proposed G+3 storied building, together with the common areas, parts, facilities and amenities together with the right of user of the common areas, parts, facilities and amenities thereof upon construction of the building **TOGETHER WITH** the proportionate share in the land, lying and situated at Mouza – Naktala, J.L. No. 32, Pargana – Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station – Jadavpur now Netaji Nagar, Kolkata – 700047, within the jurisdiction of District Sub-Registrar at Alipore, in

the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** mentioned above.

-:: THE THIRD SCHEDULE ABOVE REFERRED ::-

(Developers' Allocation)

ALL THAT the Developers will be entitled to get Entire Constructed Area, as per F.A.R. from the Kolkata Municipal Corporation in the proposed G+3 storied building (**Save and Except the above mentioned Owner's Allocation**), together with the common areas, parts, facilities and amenities together with the right of user of the common areas, parts, facilities and amenities thereof upon construction of the building **TOGETHER WITH** the proportionate share in the land underneath the said property, lying and situated at Mouza - Naktala, J.L. No. 32, Pargana - Khaspur, Touzi No. 56, comprising C.S. & R.S. Khatian No. 216, appertaining to Dag No. 42 (Part), within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 23/1A, Khanpur Road, under Ward No. 098, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** mentioned above, on pro-rata basis, to be sold to the intending Purchasers from Developers' Allocation.

-:: THE FOURTH SCHEDULE ABOVE REFERRED ::-
(CONSTRUCTION)

ALL THAT the residential G+3 Storied Building, having several flats on the different floors and car parking spaces, together with other constructions such as passage, stair-case, ultimate roof, lift with requisite License, overhead tank, motor and pump-set, electric wiring, room for motor and pump-set and a other construction for common use and rights of the occupants of the flats.

-:: THE FIFTH SCHEDULE ABOVE REFERRED ::-
(COMMON SPACES AND COMMON AREAS)

1. Motor pump for water lifting.
2. Meter room.
3. Underground & Overhead Reservoir.
4. Sewerage and drainage connection.
5. Water pipe line and rain water pipe line connection.
6. Electric, wiring, meter, all private drive ways, curves wide walls, interior conduits utilities line underground storage tank, utilities line, telephone and electric system, foundations, columns, beams, supports, exterior walls beyond the said unit or interior load bearing walls within the building or concrete floor slab, roof and a door with M.S. angle and sheet will be provided at the entrance of the roof.

7. Stair, Staircase, ultimate roof of the building will collapsible gate at the entrance of the staircases.
8. Common passage and lobby at ground floor except car parking space and other vacant common space/spaces at ground floor.
9. Common walls and boundary wall.
10. Other common portion of the building.
11. One common toilet with tap connection at the ground floor and one tap connected also on the roof.
12. Septic Tank.
13. One common light point on the roof. Necessary provision of electric light point at the common passage as per required.
14. 5 person passenger lift, with requisite License.
15. Caretaker room and toilet (if any).

∴ THE SIXTH SCHEDULE ABOVE REFERRED ∴
(COMMON EXPENSES)

COST EXPENSES, OUTGOINGS AND OBLIGATIONS for which all Co-Owner' of the flats including Land Owners are to be contributed proportionately.

1. The Land Owners and other co-owners of the flats will pay the common charges including maintenance, repairing, white washing, monthly remuneration of durwan, sweeper, caretaker after delivery of possession in respect of Owner's Allocation.

2. The Land Owners and other co-owner of the flats will pay the proportionate share of electricity charges over the meter using as common after delivery of possession in respect of the Owner's Allocation.
3. That the Land Owners and other co-owner of the flats will pay the proportionate share of building tax in respect of their allocation till separation and mutation of flats with their names at the office of the Rajpur Sonarpur Municipality.

SPECIAL CONDITIONS/STIPULATIONS

The Land Owners and the Developers are agreed that

- 1) The Land Owners shall have no responsibilities for the proposed Project / construction except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Developers.
- 2) The Developers have to prepared plan of the proposed G+3 storied building and get it sanctioned and shall construct, erect and complete the Owner's Allocation in the Building with common facilities, amenities on the land and building in accordance with the Sanctioned Plan with good and standard materials as specified in Schedule at his own costs within above mentioned stipulated period. Unless prevented by natural calamities like, flood, earth-quake, riots and legal dispute and the period of construction however shall be extended as mentioned above.

- 3) The Developers shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 4) The Developers shall pay all taxes, rents and other dues if any, in respect of the proposed G+3 storied building thereon till possession is handover to the Land Owners and Purchaser of flats. From the date of possession the Land Owners and the Purchasers of flat shall pay their respective share of tax, rent, and other dues if any to the relevant authorities after they get their names mutated in respect of their own flat/flats proportionately.
- 5) The Owner's of the flats and Developers also shall not use the vacant space of the proposed G+3 storied building for the purpose of Parking Car and Dustbin. The Developers invariably state in the transfer deed of the flats that the Purchaser shall not utilize under any circumstances vacant space of the proposed G+3 storied building for Parking Car or otherwise except ingress and egress purpose only.
- 6) The Land Owners shall have the right to verify or get verified by their men/agents (authorized technical person) if construction is carried on as per specification in the Schedule with good and standard materials. In case it is found that there is deviation in respect of the specification and objection being raised further construction shall not be carried without resolving the dispute.
- 7) The Developers shall construct the proposed G+3 storied building in accordance with Sanctioned Plan and terms of the agreement. The Land Owners if desire in respect of their flats any change, addition, alteration and renovation may get it done

on payment of different costs of price of materials required for this purpose, provided such change is not legally barred by the competent authority, which may demand by the Developers. The cost materials shall be given in cash to the Developers by the Land Owners either in advance or after completion of such work as settled by the parties.

- 8) In case the Developers at first complete construction of the portion of allocation of the Land Owners and put them in possession thereof as per terms and conditions mentioned earlier the Land Owners shall not prevent the Developers from carrying out construction of his portion of allotment unless noise and pollution become extremely unbearable.
- 9) The roof of the constructed of the proposed G+3 storied building shall remain for common use of the Land Owners and flat purchasers.
- 10) The Developers shall execute Sale Deed in respect of his/her/their flats and the owner shall also be Vendor's Party to the Sale Deed at the time of registration provided the construction of the proposed G+3 storied building is made legally and terms and conditions of this Agreement are complied with. The Land Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the proposed G+3 storied building.
- 11) The Land Owners and the Developers shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions,

amenities made and provided in the premises whereon the proposed G+3 storied building thereon.

- 12) All owners of the proposed G+3 storied building shall enjoy common right of pumping water, electricity, passage, stair-case, lift, overhead tank and for enjoyment of common services and amenities. They shall form the proposed G+3 storied building Owner's Association or Body or Owners Association in any other name for maintenance and cost of maintenance will be borne by the owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the flat.
- 13) The layout design of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the owners in writing.
- 14) The Land Owners shall execute a Development Power of Attorney in favour of the Developers for the purpose of selling of the Builders Allocation.
- 15) The dispute between the owners of the land and the Developers if arises for any matter shall be resolved amicably by particle negotiation and if necessary help of a common well wisher by the Land Owners and the Developers herein.
- 16) That the common rights and facilities are enjoyable by the owners and Developers or their Purchaser of the Flats. None will be entitled to sell common rights and facilities.
- 17) The Land Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title

of the land of the proposed G+3 storied building from the Developer's Allocated Portion.

- 18) If for any reason whatsoever the Developers cannot carry out execution of this agreement, they may not appoint another contractor/developer for the purpose of her obligation with prior written permission of the Land Owners entering into an agreement. The Land Owners will also have the right to change the Developer/file is found to neglect or causing unnecessary delay for construction of the proposed G+3 storied building with prior notice and in that case the Developers will be entitled compensation.
- 19) The Land Owners shall execute a Development Power of Attorney in favour of the Developers for the purpose of selling of the Developer's Allocation. The clause relating to sale and sale proceeds in the said Power of Attorney shall not be operative after execution of this agreement.
- 20) In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim/compensation and remedy against other.
- 21) That the common rights and facilities are enjoyable by the Land Owners and Developer or his purchaser of the Flats. None will be entitled to sell common rights and facilities.

:-: THE SEVENTH SCHEDULE ABOVE REFERRED TO :-:

(SPECIFICATION OF CONSTRUCTION)

- # STRUCTURE: Structure will be of R.C.C. frame with Indian standard materials as per plan prepared by the Architect of the

Developers, R.C.C. column, foundation (1:2:3). The Cement will be of ULTRA TECH or Ambuja.

- # WALLS: External 8" and internal 5" with 1 No. brick and medium coarse sand.
- # PLASTER: Cement plaster done by medium coarse sand for outer wall and inner wall ration of cement and sand (5:1) for ceiling plaster (4:1) from Ambuja or ULTRA TECH.
- # INTERNAL FINISH: Sand cement plaster to ultra-TECT, Asian Paints/Birla walls putty without decoration finish, inside of the stair room will be finished by putty one coat primer.
- # EXTERNAL FINISH: Sand cement plaster to all external walls with weather coat colour on four (4) sides of the building.
- # FLOORING: All rooms, toilets, kitchen and verandah will be finished with marble or tiles, stair case will be finished with marble with all 4" skirting. In case of toilet & W.C. floor marble and wall with tiles upto 5' - 0" from skirting and wall fitted with tiles upto 2' - 0" from kitchen slab, kitchen self is to be made by black stone with one sink.
- # DOORS:
 - A) Frame: Sal wood or Main Gate of Gammar wood and doors are to be commercial flush door, main door shall have one safety lock of Godrej and brass handle on doors.
 - B) DOOR SHUTTER: 30 mm. ISI branded thick flush doors made of commercial ply fitted with standard hardware fittings with primer coat.

- C) RAUNAQ P.V.C. doors in toilet.
- # WINDOWS: Square Bar ISI Brand Grill with ISI Mark 1.2 MM Aluminum sliding window and fitted with 4 mm. glass.
- # KITCHEN: One Kitchen having one cooking counter with black stone with granite, Gas Slab, with 2' – 0" tiles over gas slab and steel sink for washing.
- # BATH-CUM-PRIVY/TOILET: Toilet will be provided with the P.V.C. pipes white porcelain basin with cistern C.P. fittings of parryware, Marble floor, white glazed tiles upto 5' height all around the surface of the bath area and all external pipe line with P.V.C. pipe (Supreme).
- # PLUMBING: In Toilet-cum-W.C., one white porcelain vitreous western style commode, additional water line to be provided for washing machine, white porcelain vitreous Basin, with water tap point with attached one white western type commode with one water tap point with shower, water line made by PVC pipe, outside plumbing waste line with supreme pipe and shower should be steel taps of Jaguar.
- # ELECTRICAL: All electrical wiring will be concealed and following points will be provided in each flat. The switches will be of Havells or Finolex. Electrical wires Finolex or Havells.
- a) Master Bed room 1 fan point, 3 light points, 1 No. 5 Amp. Plug point which will be connected from the main line/point in each room. Each Bedroom have 1 A.C. Point.

- b) Room (Dining-Drawing): 2 fan points, 4 light points, 1 T.V. Point, 1 A.C. Point, 1 No. 15 Amp. Plug point, 1 No. 5 Amp. Plug point.
- c) Kitchen: 1 light point, 2 No. 15 Amp. Plug point from the main line, 1 Exhaust fan point from main line.
- d) Toilet (2nd): 1 light points, 1 exhaust point, 1 geyser point.
- e) Verandahs (2nd): 1 light points, 1 Plug point.
- # ELECTRIC METER: A separate electric meter shall be provided for each flat, the necessary cost for the installation of meter to be paid by the purchaser. The Developer shall provide for the electric meter for common lighting at its cost but the amount of cost shall be proportionately recovered from the purchasers.

Necessary provision shall be made for washing machine, geyser, chimney etc. whenever required.

EXTRA WORK: In addition to the above items if the Land Owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting Engineer, if they fulfills the following. An estimate for additional work or the change item shall be supplied by the Developer and the Land Owners have to pay the total amount in advance to carry out these additional / changed item's within their allocation.

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

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES:-

1) *Rahul Dhor*
4'ey Najor
Kol-78

2) *Ritam Acharyya*
Jadavpur, Kol-78

Jay Prakash Dhor
Airsec 10th 2

**SIGNATURE OF THE
LAND OWNERS
FORTUNE REAL ESTATE**

[Signature]
Partner

FORTUNE REAL ESTATE

[Signature]
Partner

**SIGNATURE OF THE
DEVELOPERS**

Drafted by:

[Signature]
17/6/03

PRINT ZONE,
Alipore Police Court,
Kolkata - 700027.

[Signature]
Sarfaraz Ahmed.



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Jey Prakash Shriv*



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Birwa Rath*



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Sahil Dhan*



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Sahil Dhan*



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



192025260395634618



GRN Details

GRN:	192025260395634618	Payment Mode:	SBI Epay
GRN Date:	18/12/2025 15:08:16	Bank/Gateway:	SBIPay Payment Gateway
BRN :	9209796249145	BRN Date:	18/12/2025 15:09:59
Gateway Ref ID:	430875461	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	181220252039563460	Payment Init. Date:	18/12/2025 15:08:16
Payment Status:	Successful	Payment Ref. No:	2003404006/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SUBHOJIT DAS
Address:	788 BRAHMAPUR, KOL - 96
Mobile:	6289942626
Email:	WEFORTUNEREALESTATE@GMAIL.COM
Period From (dd/mm/yyyy):	18/12/2025
Period To (dd/mm/yyyy):	18/12/2025
Payment Ref ID:	2003404006/2/2025
Dept Ref ID/DRN:	2003404006/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003404006/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2003404006/2/2025	Property Registration- Registration Fees	0030-03-104-001-i6	600
3	2003404006/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 20820

IN WORDS: TWENTY THOUSAND EIGHT HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1630-10196/2025	Date of Registration	19/12/2025
Query No / Year	1630-2003404006/2025	Office where deed is registered	
Query Date	18/12/2025 2:27:11 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 1,05,64,060/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 632/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

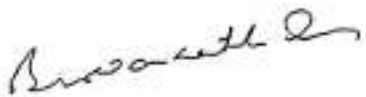
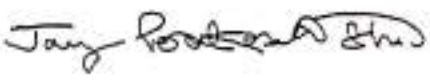
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 23/1A, , Ward No: 098 Pin Code : 700047

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 1 Chatak		88,76,560/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.7031Dec	0 /-	88,76,560 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2250 Sq Ft.	0/-	16,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 2250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2250 sq ft	0 /-	16,87,500 /-	

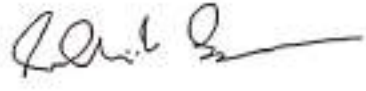
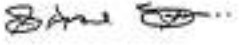
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswanath Das Son of Mr Joy Krishna Das Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	 18/12/2025	 Captured LTI 18/12/2025	 19/12/2025
14/A , Prince Anwar Shah Road , Lake Gardens, City:- Kolkata, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: bexxxxxx6k, Aadhaar No: 93xxxxxxxx5161, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Joy Prakash Shaw Son of Late Shib Narayan Shaw Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office	 19/12/2025	 Captured LTI 19/12/2025	 19/12/2025
102 , Tollygunge Road , Sahanagar, City:- Kolkata, P.O:- Kalighat, P.S:-Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: fdxxxxxx3l, Aadhaar No: 30xxxxxxxx9156, Status :Individual, Executed by: Self, Date of Execution: 19/12/2025 , Admitted by: Self, Date of Admission: 19/12/2025 ,Place : Office				

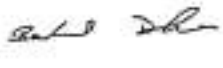
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	FORTUNE REAL ESTATE 788 , Brahmapur, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subhojit Das Son of Mr Biswanath Das Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office	Photo  Dec 19 2025 2:29PM	Finger Print  Captured LTI 19/12/2025	Signature  19/12/2025
	Nirman -I, 2035 , Brahmapur More, Flat No: B1, City:- Kolkata, P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: cixxxxxx1b, Aadhaar No: 71xxxxxxxx8545 Status : Representative, Representative of : FORTUNE REAL ESTATE (as partners)			
2	Name Mr Abdul Salim (Presentant) Son of Mr Abdul Khaleque Date of Execution - 19/12/2025, , Admitted by: Self, Date of Admission: 19/12/2025, Place of Admission of Execution: Office	Photo  Dec 19 2025 2:29PM	Finger Print  Captured LTI 19/12/2025	Signature  19/12/2025
	39/A , Jaigirhat Road Masjid Para , Paschim Barisha, City:- Kolkata, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: dyxxxxxx4b, Aadhaar No: 20xxxxxxxx6131 Status : Representative, Representative of : FORTUNE REAL ESTATE (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Mr Ranjit Dhar Ajoynagar, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075		 Captured	
	19/12/2025	19/12/2025	19/12/2025
Identifier Of Mr Biswanath Das, Mr Joy Prakash Shaw, Mr Subhojit Das, Mr Abdul Salim			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Biswanath Das	FORTUNE REAL ESTATE-3.35156 Dec
2	Mr Joy Prakash Shaw	FORTUNE REAL ESTATE-3.35156 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
-------	------	---------------------------

Endorsement For Deed Number : I - 163010196 / 2025

On 19-12-2025

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 12:40 hrs on 19-12-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Abdul Salim ..

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 1,05,64,060/-

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

Execution is admitted on 19/12/2025 by 1. Mr Biswanath Das, Son of Mr Joy Krishna Das, 14/A , Prince Anwar Shah Road , Lake Gardens, P.O: Lake Gardens, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 2. Mr Joy Prakash Shaw, Son of Late Shib Narayan Shaw, 102 , Tollygunge Road , Sahanagar, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr Rahul Dhar, , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 19-12-2025 by Mr Subhojit Das, partners, FORTUNE REAL ESTATE (Partnership Firm), 788 , Brahmapur, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Indetified by Mr Rahul Dhar, , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Execution is admitted on 19-12-2025 by Mr Abdul Salim, partners, FORTUNE REAL ESTATE (Partnership Firm), 788 , Brahmapur, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Indetified by Mr Rahul Dhar, , Son of Mr Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2025 3:09PM with Govt. Ref. No: 192025260395634618 on 18-12-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 9209796249145 on 18-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 98545, Amount: Rs.100.00/-, Date of Purchase: 13/12/2025, Vendor name: JAYDEEP CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2025 3:09PM with Govt. Ref. No: 192025260395634618 on 18-12-2025, Amount Rs: 19,920/-, Bank: SBI EPay (SBlePay), Ref. No. 9209796249145 on 18-12-2025, Head of Account 0030-02-103-003-02



Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 257732 to 257805
being No 163010196 for the year 2025.



Dilip

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.12.29 13:38:18 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 29/12/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.