

1. SRI NIKHIL RANJAN TIKADAR (PAN – ABQPT3954P, Aadhaar No. – 9227 8431 8362), son of Late Adhar Chandra Tikadar, Occupation – Others, 2. SRI RAMKRISHNA TIKADAR (PAN – ACJPT3456C, Aadhaar No. – 9431 0807 7842), son of Late Adhar Chandra Tikadar, Occupation – Others, 3(a). SMT. CHARUBALA TIKADAR (PAN – ASJPT0876G, Aadhaar No. – 8721 5140 4270), wife of Late Monaranjan Tikadar, Occupation – Housewife, 3(b). SRI MANAS TIKADAR (PAN – AELPT8943C, Aadhaar No. – 5903 6686 2030), son of Late Monaranjan Tikadar, Occupation – Others, 4(a). SMT. BELA TIKADAR (PAN – BHKPT5281N, Aadhaar No. – 6899 9538 7687), wife of Late Chittaranjan Tikadar, Occupation – Housewife, 4(b). SMT. SONALI TIKADAR (PAN – BBNPT0650E, Aadhaar No. – 8177 6387 6641), daughter of Late Chittaranjan Tikadar, Occupation – Housewife, 4(c). SMT. RUPALI TIKADAR (PAN – BKKPT6594F, Aadhaar No. – 3075 9980 7781), daughter of Late Chittaranjan Tikadar, Occupation – Housewife & 4(d). SMT. DIPALI TIKADAR (PAN – BBNPT0649F, Aadhaar No. – 7272 4136 7449), daughter of Late Chittaranjan Tikadar, Occupation – Housewife, all are by faith – Hindu, by Nationality – Indian, all are residing at 120, Chakdah Govt. Colony, Bandipur Road, (Lokenath Pally) P.O. – Purba Putiary, P.S. – Regent Park, Kolkata – 700093, District – South 24 Parganas, hereinafter jointly called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

M/S. EARTH MAKERS (PAN – AAMFE0535C), a Partnership Firm, having its office at 24, Bansdronei Place, P.O. & P.S. – Bansdronei, Kolkata – 700070, Dist. – South 24 Parganas, being represented by its Partners namely (1) SRI RAJIB NANDI (PAN – AJVPN5511F, Aadhaar No. – 9278 9406 2807), son of Sri Kartik Nandi, residing at 202, Govt. Colony, Nandipara, P.O. & P.S. – Bansdronei, Kolkata – 700070, Dist. – South 24 Parganas, (2) SRI SURAJIT DAS (PAN – ALVPD8465C, Aadhaar No. – 3469 1353 3472), son of Sri Badal Das, residing at 238, Bansdronei Place, P.O. & P.S. – Bansdronei, Kolkata – 700070, Dist. – South 24 Parganas, (3) SRI SUBHANKAR DUTTA (PAN – AHJPD8977B, Aadhaar No. – 6234 8063 1266), son of Sri Prasun Kumar Dutta, residing at 50, Bansdronei Park, P.O. & P.S. – Bansdronei, Kolkata – 700070, Dist. – South 24 Parganas & (4) SRI SOMNATH DEY (PAN – APFPD4733H, Aadhaar No. – 6267 6729 7516), son of Late Kalipada Dey, residing at 118, Sarada Park, Niranjana Pally Block-A, P.O. & P.S. – Bansdronei, Kolkata – 700070, Dist. – South 24 Parganas, all are by Faith – Hindu, Occupation – Business, by

Manas Tikadar

Nationality – Indian, hereinafter called and referred to as the “DEVELOPER” (which terms or expression shall unless repugnant to the context shall deemed to mean and include it's executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS one Adhar Chandra Tikadar, since deceased, son of Late Abhoy Chandra Tikadar purchased ALL THAT piece and parcel of land measuring an area of more or less 18 decimals i.e. 10 Cottahs 14 Chittaks 00 Sq.ft., at Mouza – Chakdaha, J.L. No. – 44, R.S. No. – 274, comprised in C.S. Dag No. – 410, under C.S. Khatian No. – 139, Police Station – formerly Tollygunge thereafter Jadavpur now Regent Park, District – formerly 24 Parganas now South 24 Parganas, by virtue of a registered Bengali Deed of Sale dated 14/02/1958, which was registered in the office of the Sub-Registrar at Alipore and was duly recorded in Book No. I, Volume No. 43, Pages from 86 to 89, Being No. 1314 for the year 1958, from it's the then owner namely Sri Jhamarmal Agarwal.

AND WHEREAS thereafter while seized and possessed of his above mentioned landed property along with his other properties the said Adhar Chandra Tikadar died intestate on 18/04/1964 leaving behind him his first wife, her four sons and two daughters as well as his second wife, her one daughter and one son and the said legal heirs inherited the property left by the said Adhar Chandra Tikadar and were enjoying and occupying those properties jointly as the Co-Owners.

AND WHEREAS thereafter by virtue of a registered Bengali Deed of Partition dated 10/03/1973, the legal heirs and successors of Late Adhar Chandra Tikadar made an amicable partition of their inherited property between themselves and the said Deed of Partition was registered in the office of the joint Sub-Registrar, Alipore at Alipore and was recorded in Book No. I, Volume No. 29, Pages from 101 to 105, Being No. 1033 for the year 1973 [having a Duplicate Deed which was recorded in Book No. I, Volume No. 29, Page 106, Being No. 1034 for the year 1973] and according to the said Bengali Deed of Partition Smt. Promila Bala Tikadar, Sri Monaranjan Tikadar, since deceased, Sri Chittaranjan Tikadar, since deceased, Sri Nikhil Ranjan Tikadar, Sri Ramkrishna Tikadar, Smt. Anju Tikadar @ Anju Guha and Smt. Manju Biswas were jointly allotted ALL THAT piece and parcel of land measuring an area of more or less 18 decimals i.e. 10 Cottahs 14 Chittaks 00 Sq.ft., TOGETHER WITH structure standing thereon, lying and situated at Mouza – Chakdaha, J.L. No. – 44, R.S. No. – 274, comprised in C.S. & R.S. Dag No.

– 410, under C.S. Khatian No. – 139, appertaining to R.S. Khatian No. – 76, Police Station – formerly Tollygunge thereafter Jadavpur now Regent Park, District – formerly 24 Parganas now South 24 Parganas.

AND WHEREAS thereafter while jointly seized and possessed of their above mentioned landed property the said Smt. Promila Bala Tikadar, Sri Monaranjan Tikadar, since deceased, Sri Chittaranjan Tikadar, since deceased, Sri Nikhil Ranjan Tikadar, Sri Ramkrishna Tikadar, Smt. Anju Tikadar @ Anju Guha and Smt. Manju Biswas jointly sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area of more or less 2 Cottahs 00 Chittak 00 Sq.ft. out of their 10 Cottahs 14 Chittaks 00 Sq.ft. of land unto and in favour of one Smt. Namita Pal and thus they became the absolute joint owners of ALL THAT piece and parcel of land measuring an area of more or less 8 Cottahs 14 Chittaks 00 Sq.ft., TOGETHER WITH structure standing thereon.

AND WHEREAS thereafter the said Smt. Promila Bala Tikadar, Sri Monaranjan Tikadar, since deceased, Sri Chittaranjan Tikadar, since deceased, Sri Nikhil Ranjan Tikadar, Sri Ramkrishna Tikadar, Smt. Anju Tikadar @ Anju Guha and Smt. Manju Biswas jointly recorded their names in the Assessment records of the Kolkata Municipal Corporation and the said property being known and numbered as the Kolkata Municipal Corporation Premises No. – 120, Chakdah Govt. Colony 'B', Kolkata – 700093, lying within the limits of the Kolkata Municipal Corporation Ward No. – 114, Police Station – Regent Park, District – South 24 Parganas and each of them became the owner of undivided 1/7th share in the above mentioned landed property.

AND WHEREAS thereafter the said Smt. Promila Bala Tikadar, Sri Monaranjan Tikadar, since deceased, Sri Chittaranjan Tikadar, since deceased, Sri Nikhil Ranjan Tikadar, Sri Ramkrishna Tikadar, Smt. Anju Tikadar @ Anju Guha and Smt. Manju Biswas left some portion of their above mentioned land for widening of the adjacent road and the said Smt. Promila Bala Tikadar then gifted and transferred her undivided 1/7th share in the said property, measuring about an area of more or less 1 Cottah 08 Chittaks 12 Sq.ft., unto and in favour of one of his son namely Sri Ramkrishna Tikadar by virtue of a registered Bengali Deed of Gift which was registered in the Office of the A.D.S.R. Alipore and was recorded in Book No. 1, Volume No. 51, Pages from 298 to 314, Being No. 00784 for the year 2003.

Manas Tikadar:

AND WHEREAS thereafter the said Sri Monaranjan Tikadar, since deceased, Sri Chittaranjan Tikadar, since deceased, Sri Nikhil Ranjan Tikadar, Sri Ramkrishna Tikadar, Smt. Anju Tikadar @ Anju Guha and Smt. Manju Biswas again left some portion of their above mentioned land for widening of the adjacent road and the final measurement of the said land becomes more or less 8 Cottahs 07 Chittaks 36 Sq.ft..

AND WHEREAS thereafter the said Sri Ramkrishna Tikadar declared himself as the owner of the 2/7th share in the above mentioned property, which is measuring about more or less an area of 2 Cottahs 06 Chittaks 36 Sq.ft. along with structure standing thereon, by virtue of registered Bengali Deed of Declaration which was registered in the Office of the A.D.S.R. Alipore and was recorded in Book No. 1, Volume No. 273, Pages from 153 to 154, Being No. 04041 for the year 2003.

AND WHEREAS thereafter the said Smt. Anju Tikadar @ Anju Guha gifted and transferred an area of land measuring about more or less an area of 07 Chittaks 08 Sq.ft. along with structure out of her 1/7th share in the above mentioned property, unto and favour of one of his brother namely Sri Nikhil Ranjan Tikadar, by virtue of a Registered Bengali Deed of Gift which was registered in the office of the A.D.S.R. Alipore and was recorded in Book no. 1, Volume no. 158, Pages from 254 to 271, Being No. 02302, for the Year 2003.

AND WHEREAS in pursuance to the above the said Sri Nikhil Ranjan Tikadar became the owner of land measuring about more or less an area of 1 Cottah 10 Chittaks 26 Sq.ft. along with structure standing thereon and he declared himself as the owner of the same by virtue of a registered Bengali Deed of Declaration which was registered in the Office of the A.D.S.R. Alipore and was recorded in Book No. 1, Volume No. 315, Pages from 60 to 68, Being No. 04696 for the year 2003.

AND WHEREAS thereafter while seized and possessed of his undivided 1/7th share in the above mentioned landed property the said Monaranjan Tikadar died intestate on 17/11/1996 leaving behind his wife namely Smt. Charubala Tikadar and one son namely Sri Manas Tikadar who became the joint owners of the undivided 1/7th share of Late Monaranjan Tikadar i.e. the land measuring an area of more or less 1 Cottah 03 Chittaks 18 Sq.ft. along with structure standing thereon.

Manas Tikadar

AND WHEREAS thereafter the said Smt. Anju Tikadar @ Anju Guha gifted and transferred an area of land measuring about more or less an area of 12 Chittaks 05 Sq.ft. along with structure out of her 1/7th share in the above mentioned property, unto and favour of Smt. Charubala Tikadar and Sri Manas Tikadar, by virtue of a Registered Bengali Deed of Gift which was registered in the office of the A.D.S.R. Alipore and was recorded in Book no. 1, Volume No. 149, Pages from 65 to 85, Being No. 02177, for the Year 2003 and accordingly the said Smt. Charubala Tikader and Sri Manash Tikader became the joint owners of land measuring an area of more or less 1 Cottah 15 Chittaks 23 Sq.ft. along with structure standing thereon.

AND WHEREAS thereafter while seized and possessed of his undivided 1/7th share in the above mentioned landed property the said Chittaranjan Tikadar died intestate on leaving behind him his wife namely Smt. Bela Tikadar and three daughters namely Smt. Sonali Tikadar, Smt. Rupali Tikadar & Smt. Dipali Tikadar, who became the joint owners of the undivided 1/7th share of Late Chittaranjan Tikadar i.e. the land measuring an area of more or less 1 Cottah 03 Chittaks 18 Sq.ft. along with structure standing thereon.

AND WHEREAS thereafter Smt. Manju Biswas, gifted her undivided 1/7th share in the above mentioned landed property measuring about more or less 1 Cottah 03 Chittaks 18 Sq.ft. equally in favour of Sri Nikhil Ranjan Tikadar, Sri Ramkrishna Tikadar, Smt. Charubala Tikadar, Sri Manas Tikadar, Smt. Bela Tikadar, Smt. Sonali Tikadar, Smt. Rupali Tikadar & Smt. Dipali Tikadar by virtue of a registered Bengali Deed of Gift which was registered in the office of the D.S.R-I, South 24 Parganas and was recorded in Book No. 1, CD Volume No. 4, Pages from 77 to 94, Being No. 00616, for the Year 2013.

AND WHEREAS thus the said Sri Nikhil Ranjan Tikadar became the owner of undivided 1 Cottah 13 Chittaks 00 Sq.ft of land with structure; the said Sri Ramkrishna Tikadar became the owner of undivided 2 Cottahs 09 Chittaks 10 Sq.ft of land with structure; the said Smt. Charubala Tikader & Sri Manash Tikader became the joint owners of undivided 2 Cottahs 04 Chittaks 16 Sq.ft of land with structure and the said Smt. Bela Tikadar, Smt. Sonali Tikadar, Smt. Rupali Tikadar & Smt. Dipali Tikadar became the joint owners of 1 Cottah 13 Chittaks 04 Sq.ft of land with structure and accordingly they recorded their names in the Office of the B.L & L.R.O and their names have been published in the record of rights vide L.R.Khatian Nos. - 1481, 2469, 2470, 2471, 2472, 2473, 2474, 2475 & 2476, in L.R.Dag No. - 410 and they also jointly recorded

Manas Tikadar

their names in the Assessment register of the Kolkata Municipal Corporation and they have been jointly paying the K.M.C Taxes in their names in the records of the K.M.C Assessee No. – 31-114-08-0120-7.

AND WHEREAS in pursuance to the above the said SRI NIKHIL RANJAN TIKADAR, SRI RAMKRISHNA TIKADAR, SMT. CHARUBALA TIKADAR, SRI MANAS TIKADAR, SMT. BELA TIKADAR, SMT. SONALI TIKADAR, SMT. RUPALI TIKADAR & SMT. DIPALI TIKADAR, the Land Owners herein, became the absolute joint owners of ALL THAT piece and parcel of Bastu land measuring an area of more or less 8 Cottahs 07 Chittaks 30 Sq.ft., TOGETHER WITH a single storied residential building having an area of more or less 2000 Sq.ft., with cemented floor finished, lying and situated at Mouza – Chakdah, J.L. No. – 44, R.S. No. – 274, Touzi No. – 351, Pargana – Magura, comprised in R.S & L.R.Dag No. – 410, under R.S.Khatian No. – 76, appertaining to L.R.Khatian Nos. – 1481, 2469, 2470, 2471, 2472, 2473, 2474, 2475 & 2476, lying within the limits of the Kolkata Municipal Corporation Ward No. – 114, being the K.M.C Premises No. – 120, Chakdah Govt. Colony 'B', Kolkata – 700093, having its K.M.C Assessee No. – 31-114-08-0120-7, Police Station – Regent Park, District – South 24 Parganas, under the jurisdiction of A.D.S.R. Alipore, which is morefully and particularly mentioned in the SCHEDULE "A" hereunder written.

AND WHEREAS thereafter with a view to develop the above mentioned land and to erect a multi storied building over the same the said SRI NIKHIL RANJAN TIKADAR, SRI RAMKRISHNA TIKADAR, SMT. CHARUBALA TIKADAR, SRI MANAS TIKADAR, SMT. BELA TIKADAR, SMT. SONALI TIKADAR, SMT. RUPALI TIKADAR & SMT. DIPALI TIKADAR, the Land Owners herein, entered into a Development Agreement with one Developer namely M/S. JOY GURU ENTERPRISES, a sole proprietorship firm, being represented by its sole proprietor namely SRI JISHNU PROSAD DAS, which was registered at the office of the A.D.S.R. Alipore, South 24 Parganas and was duly recorded in Book No. 1, Volume No. 1605-2019, Pages from 63795 to 63848, Being No. 160501938 for the Year 2019 and the Land Owners herein also empowered the developer vide a registered Development Power of Attorney and which was registered at the office of the A.D.S.R. Alipore, South 24 Parganas and was duly recorded in Book No. 1, Volume No. 1605-2019, Pages from 69673 to 69712, Being No. 160501993 for the Year 2019.

Manas Tikadar

AND WHEREAS thereafter due to some unavoidable circumstances the said Developer could not proceed and complete the construction of the said proposed building on that above mentioned land and for that reason the said Developer and the Land Owners herein jointly cancelled the above mentioned Development Agreement by an Agreement for Cancellation of Development Agreement dated 02/08/2023 and which was registered at the office of the A.D.S.R. Alipore, South 24 Parganas and was duly recorded in Book No. I, Volume No. 1605-2023, Pages from 41837 to 41858, Being No. 160501192 for the Year 2023 along with the Revocation of Development Power of Attorney dated 02/08/2023, which was registered at the office of the A.D.S.R. Alipore, South 24 Parganas and was duly recorded in Book No. IV, Volume No. 1605-2023, Pages from 2529 to 2544, Being No. 160500151 for the Year 2023.

AND WHEREAS thereafter with a view to develop the above mentioned land and to erect a multi storied building over the same the said SRI NIKHIL RANJAN TIKADAR, SRI RAMKRISHNA TIKADAR, SMT. CHARUBALA TIKADAR, SRI MANAS TIKADAR, SMT. BELA TIKADAR, SMT. SONALI TIKADAR, SMT. RUPALI TIKADAR & SMT. DIPALI TIKADAR, the Land Owners herein, entered into a new Development Agreement with another Developer namely M/S. J.R. CONSTRUCTIONS, a Partnership Firm, being represented by its Partners namely SRI JISHNU PROSAD DAS, SRI RAJIB NANDI, SRI SURAJIT DAS & SRI SUBHANKAR DUTTA, which was registered at the office of the D.S.R-I, South 24 Parganas and was duly recorded in Book No. I, Volume No. 1601-2023, Pages from 62406 to 62441, Being No. 160101758 for the Year 2023 and the Land Owners herein also empowered the developer vide a registered Development Power of Attorney and which was registered at the office of the D.S.R-I, South 24 Parganas and was duly recorded in Book No. I, Volume No. 1601-2023, Pages from 62464 to 62485, Being No. 160101760 for the year 2023.

AND WHEREAS thereafter the said Developer sanctioned a building plan from the Kolkata Municipal Corporation vide Building permit No. – 2025110116, dated 24/07/2025 for construction of a G+IV storied building there on in the SCHEDULE "A" mentioned land.

AND WHEREAS thereafter due to some unavoidable circumstances the said Developer could not proceed and complete the construction of the said proposed building on that above mentioned land and for that reason the said Developer and the Land Owners herein jointly cancelled the above mentioned Development Agreement by an Agreement for Cancellation of

Manas Tikadar

Development Agreement dated 04/09/2025, which was registered at the office of the D.S.R-I, South 24 Parganas and was duly recorded in Book No. I, Volume No. 1601-2025, Being No. 1601 02148 for the Year 2025 along with the Revocation of Development Power of Attorney dated 04/09/2025, which was registered at the office of the D.S.R-I, South 24 Parganas and was duly recorded in Book No. IV, Volume No. 1601-2025, Being No. 1601 00176 for the Year 2025.

AND WHEREAS thereafter with a view to develop the said SCHEDULE "A" mentioned land and to erect a G+IV storied building over the same as per the sanctioned building plan which is already sanctioned by the Kolkata Municipal Corporation, the Land Owners herein have invited the present Developer to undertake the charge of such constructional and/or development works at the SCHEDULE "A" mentioned land.

AND WHEREAS the Developer herein being agreed with said proposal of the Land Owners and agreed to develop the SCHEDULE "A" mentioned land and to erect a G+IV storied building which will be made as thereon in terms of the sanctioned building plan which is already sanctioned by the Kolkata Municipal Corporation, at its own costs, expenses and efforts and in pursuance to the above, the parties herein have entered into this Agreement in between them on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

-:: ARTICLE - I ::-

DEFINITIONS

LAND OWNERS : Shall mean, 1. SRI NIKHIL RANJAN TIKADAR, son of Late Adhar Chandra Tikadar, 2. SRI RAMKRISHNA TIKADAR, son of Late Adhar Chandra Tikadar, 3(a). SMT. CHARUBALA TIKADAR, wife of Late Monaranjan Tikadar, 3(b). SRI MANAS TIKADAR, son of Late Monaranjan Tikadar, 4(a). SMT. BELA TIKADAR, wife of Late Chittaranjan Tikadar, 4(b). SMT. SONALI TIKADAR, daughter of Late Chittaranjan Tikadar, 4(c). SMT. RUPALI TIKADAR, daughter of Late Chittaranjan Tikadar & 4(d). SMT. DIPALI TIKADAR, daughter of Late Chittaranjan Tikadar, all are residing at 120, Chakdah Govt. Colony, Bandipur Road, (Lokenath Pally) P.O. - Purba Putiary, P.S. - Regent Park, Kolkata - 700093, District - South 24 Parganas,.

DEVELOPER : Shall mean M/S. EARTH MAKERS, a Partnership Firm, having its office at 24, Bansdronei Place, P.O. & P.S. - Bansdronei, Kolkata - 700070, Dist. - South 24 Parganas, being

Manas Tikadar

Manas Tikadar

represented by its Partners namely (1) SRI RAJIB NANDI, son of Sri Kartik Nandi, residing at 202, Govt. Colony, Nandipara, P.O. & P.S. – Bansdrone, Kolkata – 700070, Dist. – South 24 Parganas, (2) SRI SURAJIT DAS, son of Sri Badal Das, residing at 238, Bansdrone Place, P.O. & P.S. – Bansdrone, Kolkata – 700070, Dist. – South 24 Parganas, (3) SRI SUBHANKAR DUTTA, son of Sri Prasun Kumar Dutta, residing at 50, Bansdrone Park, P.O. & P.S. – Bansdrone, Kolkata – 700070, Dist. – South 24 Parganas & (4) SRI SOMNATH DEY, son of Late Kalipada Dey, residing at 118, Sarada Park, Niranjani Pally Block-A, P.O. & P.S. – Bansdrone, Kolkata – 700070, Dist. – South 24 Parganas.

SAID PREMISES : Shall mean ALL THAT piece and parcel of Bastu land measuring an area of more or less 8 Cottahs 07 Chittaks 30 Sq.ft., TOGETHER WITH a single storied residential building having an area of more or less 2000 Sq.ft., with cemented floor finished, lying and situated at Mouza – Chakdah, J.L. No. – 44, R.S. No. – 274, Touzi No. – 351, Pargana – Magura, comprised in R.S & L.R.Dag No. – 410, under R.S.Khatian No. – 76, appertaining to L.R.Khatian Nos. – 1481, 2469, 2470, 2471, 2472, 2473, 2474, 2475 & 2476, lying within the limits of the Kolkata Municipal Corporation Ward No. – 114, being the K.M.C Premises No. – 120, Chakdah Govt. Colony 'B', Kolkata – 700093, having its K.M.C Assessee No. – 31-114-08-0120-7, Police Station – Regent Park, District – South 24 Parganas, under the jurisdiction of A.D.S.R. Alipore, which is morefully and particularly described in the SCHEDULE "A" hereunder written.

BUILDING : Shall mean the proposed G+IV storied building (with lift facility) to be constructed on the SCHEDULE "A" mentioned land as per the Building Plan already sanctioned by the Kolkata Municipal Corporation vide Building permit No. – 2025110116, dated 24/07/2025.

ARCHITECT : Shall mean such Architect or Architects as may be appointed from time to time by the Developer at its own costs and expenses for designing, planning and supervising the proposed building at the said premises.

COVERED AREA : Shall mean Inside Area Plus Proportionate Area of four side walls and proportionate share of stairs.

SUPER BUILT UP AREA OF THE UNIT : Shall mean the total covered area of the unit, as certified by the Architect, plus proportionate share of common areas, as shall be determined by the

Developer in consultation with the owner and the Architect and aggregate of both shall be deemed to be Super Built up area of the Unit.

COMMON AREA : Shall mean and include outside corridors, stairways, outside passage, ways, drive way, common lavatories, stair cover, pump-rooms, roof of the building, underground water reservoir, overhead water tank and other areas meant for common enjoyment of the buyers/occupants in the said premises.

COMMON FACILITIES AND AMENITIES : Shall mean and include passages, paths, corridors, roof, stair-ways, water pumps, septic tank, overhead and underground water reservoirs provided in the building for common enjoyment of all the occupants of the said building.

LAND OWNERS' ALLOCATION : The Land Owners shall get their allocation in the proposed G+IV storied building in the following manner:-

- **Ground Floor**: 2 (two) Nos. of Car Parking Space from the Southern side of the proposed building and 3 (three) Nos. of Shop Room from the Southern side of the proposed building;
- **First Floor**: 45% of the Floor Area out of which one Flat at the South-Eastern side and one Flat at the South-Western side of the proposed building;
- **Second Floor**: 45% of the Floor Area out of which one Flat at the North-Western side and one Flat at the North-Eastern side of the proposed building;
- **Third Floor**: 45% of the Floor Area out of which one Flat at the South-Western side and one Flat at the North-Eastern side of the proposed building;
- **Fourth Floor**: 45% of the Floor Area out of which one Flat at the North-Eastern side and one Flat at the South-Eastern side of the proposed building,

TOGETHER WITH the undivided, proportionate, impartible share of land underneath the building along with proportionate share of common areas, facilities and amenities including the open spaces of the premises. *No monetary transaction has been done between the land Owners and Developer*

Be it mentioned that if the Land Owners get excess of their stipulated 45% Flat Area from the First Floor, Second Floor, Third Floor & Fourth Floor then they shall pay the extra cost for that excess Flat area to the Developers herein a per the Super Built-up area.

Mamas Tekenti

Mamas Tekenti

DEVELOPER'S ALLOCATION : The Developer shall get the remaining Shop Rooms, Car Parking Spaces and other spaces at the Ground Floor and 55% of the floor area at the First Floor, Second Floor, Third Floor & Fourth Floor in the proposed G+IV storied building after handing over the Land Owner's Allocation, TOGETHER WITH the undivided, proportionate, impartible share of land underneath the building along with proportionate share of common areas, facilities and amenities including the open spaces of the premises.

BUILDING PLAN : Shall mean the Building Plan already sanctioned by the Kolkata Municipal Corporation to construct a G+IV Storied building (with Lift facility) thereon in the SCHEDULE "A" mentioned land.

FLOOR AREA RATIO : Shall mean the maximum floor area ratio available for construction of the premises according to prevailing municipal law considering the total area of the said SCHEDULE 'A' premises.

BUILDING MATERIALS : Shall mean the grade one quality building materials including Doors and windows and other fittings, fixtures for construction and completion of the proposed building properly described in the JOB-SPECIFICATION hereunder written.

ENCUMBRANCES : Shall mean charges, liens, listeners, claims, liabilities, trusts, demands, acquisition and requisition.

COMMON EXPENSES : Shall mean the expenses to be incurred by the parties.

TIME : The construction of the proposed building shall be completed by the Developer within 30 (Thirty) Months from the date of execution of this Agreement.

TRANSFEROR : shall mean the Owners as well as the Developer in respect of their respective shares.

TRANSFeree : Shall mean the person, firm, company, association of persons or co-operative society to whom any flat/unit in the building is intended to be transferred by the Owners and/or the Developer.

DEMOLITION AND DEBRIS : The Developer shall at its risk and responsibility shall demolish the existing building and shall collect Debris at its benefit.

2. The Developer shall be entitled to prepare modify and/or alter the Building Plans in consultation with the Land Owners and to submit the same to concerned authority at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architect's Fees, charges and expenses required to be paid or deposited for obtaining the sanction from the concerned authority for construction of Building on the said premises. However if on the request of any prospective purchaser, any particular internal modification/alteration is made in that event the purchaser of that Unit/Flat shall bear and pay all the fees and deposits including Architect fees for such modification / alteration to the concerned authority.
3. The Developer declare and undertake that they will develop the entire premises by construction of building/s at the said premises.
4. The Building will be constructed with new First Class Building materials and good workmanship and with such specifications more fully described/mentioned in the Schedule 'D' hereunder written and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the Architect and with such amendment thereto and modification thereof only with the approval and sanction of concerned offices or other necessary Body or Authorities.
5. The Developer will proceed expeditiously in all matter of development thereof by preparation of Building plan and must obtain the sanction of the building plan as early as possible.
6. Both party hereby agreed that the Land Owners will be fully entitled to enjoy the Land Owners' allocation and entitled to sell, convey, gift or otherwise alienate and/or transfer their interest in any manner to any person, Association of Persons, firm, companies, body-corporate, co-operative societies, Government Agencies etc. and the Developer also entitled to sell, convey, gift or otherwise alienate and/or transfer their interest in any manner to any person, Association of persons, firm, companies, body-corporate, co-operate societies, government agencies etc..
7. The Developer shall complete the project of development of the said premises including all facilities and amenities within **30 (Thirty) months** from the date

Hames Tikindri

5. The Land Owners will convey and/or transfer the proportionate share in the total land appertaining to the Developer's allocation, free from all encumbrances to the developer or the persons nominated by the developer after handing over the Land Owners' allocation to the Land Owners by the developer.
6. The Land Owners shall become absolutely entitled to deal with their allocation as and when required from time to time and in such manner as it may find necessary and deemed fit and proper but not inconsistent with the terms and conditions herein.

-:: **ARTICLE – III** ::-

DEVELOPER'S RIGHT & REPRESENTATIONS

1. The Land Owners hereby grant, subject to what has been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the Building at the said premises.
2. The Developer shall be entitled to prepare, modify and/or alter the Building Plans in consultation with the Land Owners and to submit the same to concerned authority in the name of the Land Owners at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architect's Fees, charges and expenses required to be paid or deposited for obtaining the sanction from the concerned authority for construction of Building on the said premises. However if on the request of any prospective purchaser, any particular internal modification/alteration is made in that event the purchaser of that Unit/Flat shall bear and pay all the fees and deposits including Architect fees for such modification/alteration to the concerned authority.
3. The developer declare and undertake that they will develop the entire premises by construction of building/s at the said premises within the said time.
4. The Building will be constructed with new First Class Building materials and good workmanship and with such specifications more fully described/mentioned in the **SCHEDULE 'D'** hereunder written and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the Land Owners and with such amendment thereto and modification thereof only with the approval and sanction of concerned offices or other necessary Body or Authorities.

5. The developer will proceed expeditiously in all matter of development thereof by preparation of Building plan and must obtain the sanction of the building plan as early as possible.
6. Both party hereby agreed that the Land Owners will be fully entitled to enjoy the Land Owners' allocation and entitled to sell, convey, gift or otherwise alienate and/or transfer their interest in any manner to any person, Association of Persons, firm, companies, body-corporate, co-operative societies, Government Agencies etc. and the Developer also entitled to sell, convey, gift or otherwise alienate and/or transfer their interest in any manner to any person, Association of persons, firm, companies, body-corporate, co-operate societies, government agencies etc. after taking written consent/ power of Attorney of the Land Owners.
7. The Developer shall complete the project of development of the said premises including all facilities and amenities within **30 (Thirty) months** from the date of execution of this Agreement. If the developer fail and neglects to complete the building in accordance with the specification in the SCHEDULE 'D' and fully completed with all common facilities, enjoyments and amenities within the period mentioned above provided that if any time is lost due to FORCE MAJEURE then so much of the time, as is so lost, will be further added to the period of another 6 (six) months. Time is the essence of this agreement.
8. That if the Developer fail and neglect to handover the Land Owner's Allocation within the above period with force majors if be added, in that event the Developer have to pay Rs.8,000/- (Rupees Eight Thousand) Only per month (Rs.2,000/- X 2) as compensation to the Land Owners herein and also shall pay Rs.28,000/- (Rupees Twenty Eight Thousand) Only as the shifting charges per month.
9. That if the Developer fail to start the construction work of the building or fail to complete the building within the stipulated time of **30 (Thirty) months** from the date of execution of this Development Agreement then this Development Agreement shall be cancelled automatically and in that case the Developer shall hand over all the original documents and building related documents/papers to the Land Owners herein. On the other hand if the construction work stop, interrupt or delay due to any acts or disputes created by or because of the Land Owners or any of their family members then the Land Owners shall be bound to pay Rs.36,000/- (Rupees Thirty Six Thousand) Only per

month to the Developer herein for the entire period of interruption or delay, as the compensation charge and in that case the time of completion of the project shall be extended for a period equivalent to the time of interruption or delay and also the Developer shall stop payment of the shifting charge for that period.

10. The Developer shall be bound to give the Completion Certificate within one year after completion of the said building. The Developer shall bound to handover the possession of the Land Owner's Allocation to the Land Owners at first.
11. In case of any amendment and/or changes by the concerned offices present rules and regulations and conditions and/or provisions under any statute for carrying out the construction work mentioned hereinabove it would be the responsibility of the developer to comply therewith at its own costs and expenses and the Land Owners will extend all possible discussion and render all assistance, if necessary to the developer in complying therewith.
12. The Developer shall remain responsible to clear all the outgoings, statutory dues of concerned offices and all other rates and taxes in respect of the said premises from the date of handing over possession to the developer by the Land Owners till the date of handing over Land Owners' allocation, completed in all respects as per specification of construction work mentioned in the SCHEDULE 'D' hereunder written to the Land Owners. Thereafter, the parties hereto shall bear and pay all outgoings in respect of their respective allocation/areas in the proposed building and each party shall keep the other served harmless and indemnified in respect thereof.
13. The Land Owners will not be in any way responsible for the construction of the units/flats comprised in the Developer's allocation and/or regarding delivery of units/flats, nor the Land Owners will be liable for any claims, losses and/or damages arising out of the terms of the proposed Agreement between the Developer and intending purchasers.
14. The developer affirms to deliver the area allocable to the Land Owners as per the specification mentioned in the SCHEDULE 'D'.
15. That the Land Owners shall handover the said land in favour of the developer free from all encumbrances without any occupier/s or trespasser/s.

-:: ARTICLE – IV ::-
MISCELLANEOUS

1. The Land Owners immediately after signing of this agreement shall execute a Development Power of Attorney in favour of the Developer for manage, control and supervise the project.
2. The developer at the time of development shall be entitled to construct Godowns and put up sign Boards and Hoardings, on the said premises on temporary basis and shall be entitled to advertise in the Daily News Papers for Sale of the Developer's allocation after execution of these presents for the purpose of this agreement. Similarly the Land Owners may be entitled to advertise in the daily newspapers for sale of the Land Owners' allocation.
3. The Land Owners will join as the party in any Agreement where the Developer may enter any Agreement with the purchaser/purchasers in respect of any Unit/Flats along with common facilities of the Developer's allocation in the building, but the Land Owners need not sign the Memo of Consideration or part thereof. Similarly, if required by the Land Owners, the developer will join as confirming party in respect of any agreement of Land Owners' allocation in the proposed building.
4. It is agreed by both the parties that the Land Owners shall have all rights to inspect the day to day progress of the construction of the Building and their suggestions should be regarded by the Developer and its Engineer with regard to the construction.
5. The Land Owners will bear and pay all the outstanding charges and dues of whatsoever nature due and payable in respect of the said premises including rent, property taxes, water and electricity charges, municipal dues, taxes and other outgoings up to the date of handing over possession the Developer for construction. After handing over the possession to the Developer by the Land Owners, the Developer will bear all rates and taxes etc. till completion of the project and thereafter the Developer and the Land Owners shall bear all the costs in proportion to their respective shares.

Nancy Talwar

Manas Takeda

-:: ARTICLE - V ::-
JURISDICTION

Only the court within the ordinary original civil jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this agreement and/ or development agreement etc. will be at Kolkata jurisdiction and South 24 Parganas.

-:: SCHEDULE - A ::-
(SCHEDULE OF THE PROPERTY ABOVE REFERRED TO)

ALL THAT piece and parcel of Bastu land measuring an area of more or less 8 Cottahs 07 Chittaks 30 Sq.ft., TOGETHER WITH a single storied residential building having an area of more or less 2000 Sq.ft., with cemented floor finished, lying and situated at Mouza - Chakdah, J.L. No. - 44, R.S. No. - 274, Touzi No. - 351, Pargana - Magura, comprised in R.S & L.R. Dag No. - 410, under R.S.Khatian No. - 76, appertaining to L.R.Khatian Nos. - 1481, 2469, 2470, 2471, 2472, 2473, 2474, 2475 & 2476, lying within the limits of the Kolkata Municipal Corporation Ward No. - 114, being the K.M.C Premises No. - 120, Chakdah Govt. Colony 'B', Kolkata - 700093, having It's K.M.C Assessee No. - 31/114-08-0120-7, Police Station - Regent Park, District - South 24 Parganas, under the jurisdiction of A.D.S.R. Alipore and the same is butted and bounded by the :

ON THE NORTH	: By the property of Bhakta Nandi & Maloy Bose.
ON THE SOUTH	: By 8 ft. wide K.M.C Road.
ON THE EAST	: By 19 ft. wide K.M.C Road.
ON THE WEST	: By Land under part of R.S. Dag No. 410.

-:: SCHEDULE "B" ::-
(LAND OWNER'S ALLOCATION)

The Land Owners shall get their allocation in the proposed G+IV storied building as per the following manner:-

- **Ground Floor:** 2 (two) Nos. of Car Parking Space from the Southern side of the proposed building and 3 (three) Nos. of Shop Room from the Southern side of the proposed building;
- **First Floor:** 45% of the Floor Area out of which one Flat at the South-Eastern side and one Flat at the South-Western side of the proposed building;

- **Second Floor:** 45% of the Floor Area out of which one Flat at the North-Western side and one Flat at the North-Eastern side of the proposed building;
- **Third Floor:** 45% of the Floor Area out of which one Flat at the South-Western side and one Flat at the North-Eastern side of the proposed building;
- **Fourth Floor:** 45% of the Floor Area out of which one Flat at the North-Eastern side and one Flat at the South-Eastern side of the proposed building.

TOGETHER WITH the undivided, proportionate, impartible share of land underneath the building along with proportionate share of common areas, facilities and amenities including the open spaces of the premises.

-:: **SCHEDULE "C"** ::-
(DEVELOPER'S ALLOCATION)

The Developer shall get the remaining Shop Rooms, Car Parking Spaces and other spaces at the Ground Floor and 55% of the floor area at the First Floor, Second Floor, Third Floor & Fourth Floor in the proposed G+IV storied building after handing over the Land Owner's Allocation, TOGETHER WITH the undivided, proportionate, impartible share of land underneath the building along with proportionate share of common areas, facilities and amenities including the open spaces of the premises.

-:: **SCHEDULE "D"** ::-
(JOB SPECIFICATION)

FOUNDATION: The building is designed on R.C.C. Footing and Frame as per Design.

WALLS: All the external walls shall be 200mm thick brick wall with cement plaster. All internal Partition walls shall be 125 mm. thick & 75mm. thick Brick walls with both side cement plaster.

DOORS & WINDOWS: All the doors will be of flush door and all the windows will be Aluminium sliding windows.

DOOR & WINDOW FITTINGS: All the doors will be fitted with M.S. Hings, Lock (only Main Door) with Handles, Aluminium Tower Bolts, Door Stoppers and Vision Apparatus (only Main Door). All window fittings such as stay Handle will be of M.S. or Aluminium.

FLOORING: All the Floors of the flats shall be provided with marble/Tiles, kitchen and toilet shall have 6'-0" High Glazed Tiles (Coloured) over skirting on all sides, W. C. wall will be same as toilet. Kitchen will have 2'-1/2" High glazed coloured tiles over the granite table of 22" granite top and also a steel sink will be fixed.

INTERNAL FINISH TO WALLS: All interior walls, ceilings of rooms, Verandah, kitchen cum dining, living, toilets and W.C. shall be finished in Plaster of Paris and the Door shutter will be one coat primer.

SANITARY & PLUMBING: All the internal Horizontal Soil and Waste Pipes shall be of 60 mm. and 100 mm P.V.C. Pipes joint in cement. All the vertical soil, vent and waste water pipes shall be in 50 mm to 100mm dia. P.V.C. pipes joined with Cement Mortar and exposed to walls. All the Rain water pipes shall be 100 mm dia. in good quality of P.V.C. pipes. All the outside water supply pipes shall be P.V.C. Concealed to walls and the Toilet and Kitchen water line will be of P.V.C. pipe fitted. All the Toilets will be fitted with commode with Low Down P.V.C. Cistern. One No. 16" X 20" White wash basin, shower with cold water provisions, bath room fittings such as stop cock, bib-cock, pillar cock etc. with I.S.I Brand.

ELECTRIFICATION: All the internal wiring shall be concealed in Plaything conduct, all wires shall be of copper (Finolex), all switches of Havells Brand. All bed rooms shall be provided with 3 nos. light points plus 1 no. fan point, 1 no. 5 amp. Plug point and 1 no. A.C. Point. All living rooms shall be provided with 2 nos. of light point plus 1 no. fan point, 1 no. 5 amp. Plug point, 1 no. 15 amp. Plug point. In the Toilet there will be one light point and 1 no. Geyser Point. Kitchen – one light point, 15 amp 2 nos. and 5 amp 1 no. plug points. Verandahs shall be provided with 1 No. light point.

ELECTRICAL METER: Cost of installation of the Main Electric Meter/Mother Meter and Transformer (if any) of the building shall be borne proportionately by the Developer and the Land Owners. Each flat shall have separate electric meter and the cost of that electric meter shall be borne by the Land Owners/Flat buyers individually.

WATER SUPPLY: Water will be supplied from the supply of the Kolkata Municipal Corporation with underground reservoir.

GENERAL: all the internal approach road shall be of cement concreted (Jhama). Brick Boundary wall of 5'-0" height with both Side Plaster. Each flat shall have separate electric meter and the cost of that electric meter will be borne by all the flat holder/purchasers individually.

EXTRA WORK: Any addition and alteration in the flat shall be subject to approval of the Architect and the requisite cost shall be borne by the Land Owners/purchasers in advance.

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

WITNESSES:

1) Nilendu Tikadar
Chakdha Lokernath Pally
KOL-700093

2) Koyali Tikadar
Chakdha Lokernath Pally
KOL-700093



L.T.I.O of Nikhil Panjan Tikadar
by the ten of Nilendu Tikadar
Charu Bala Tikadar
Ran Kri Shma Tikadar
Manas Tikadar

SMI P 10/11/15
Sonal Tikadar
Rupali Tikadar
Dipani Tikadar

Drafted and prepared by me :

Dilip Das
DILIP DAS
B Com., LLB
Advocate
Alipure Police Court
Kolkata-700 027, WB-525/1979

SIGNATURE OF THE LAND OWNERS

EARTH MAKERS
Rajib Nandi
Partner

EARTH MAKERS
Susmita Das
Partner

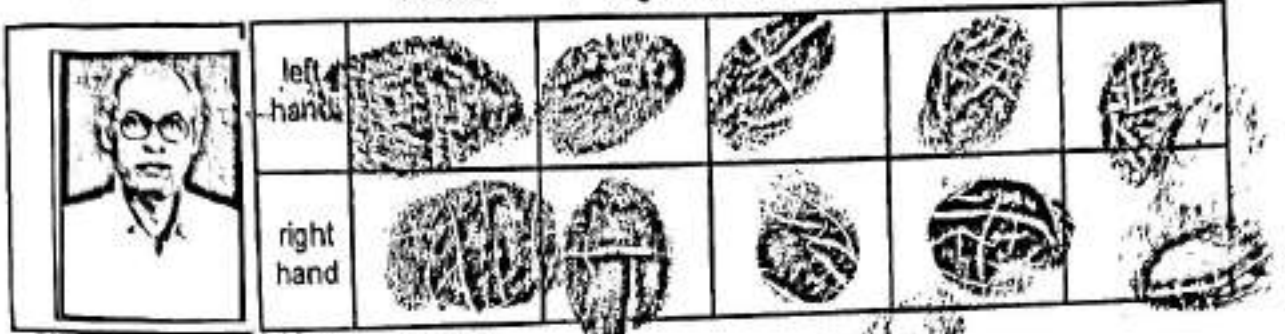
Advocate,


EARTH MAKERS
Subhan Kar Sutta
Partner

EARTH MAKERS
Somnath Das
Partner

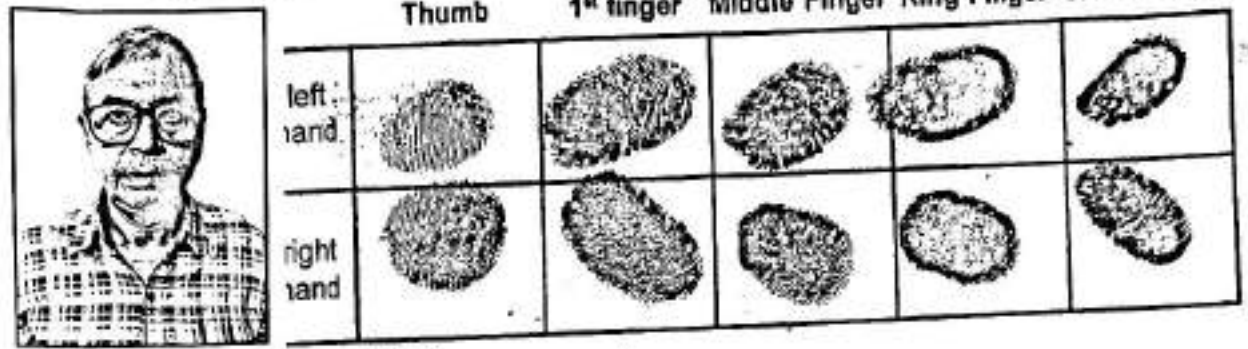
SIGNATURE OF THE DEVELOPER

Thumb 1st finger Middle Finger Ring Finger Small Finger



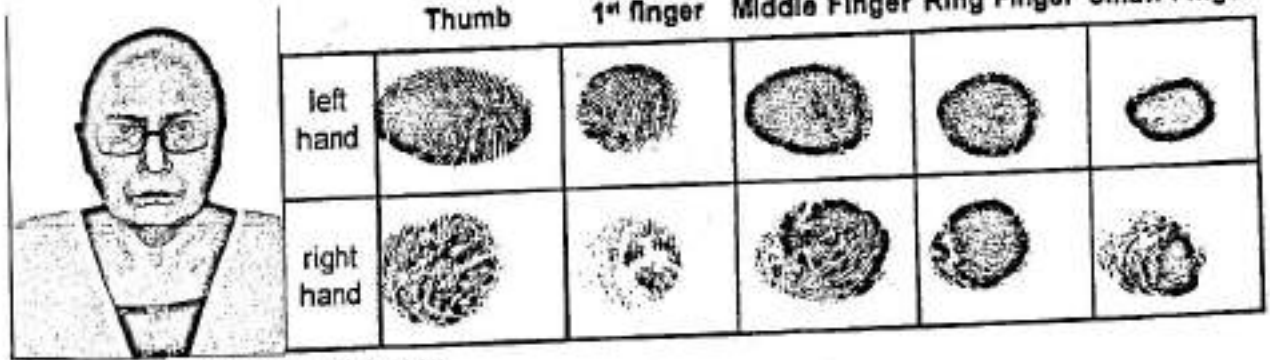
Name NIKHIL RANJAN TIKADAR
 Signature  L.T.F of Nikhil Ranjan Tikadar
 by the son of Nilendu Tikadar

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name RAMKRISHNA TIKADAR
 Signature Ramkrishna Tikadar

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name CHARUBALA TIKADAR
 Signature Charu Bala Tikadar

Thumb 1st finger Middle Finger Ring Finger Small Finger



Name MANAS TIKADAR
 Signature Manas Tikadar



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

Name BELA TIKADAR

Signature Bela Tikadar



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

Name SONALI TIKADAR

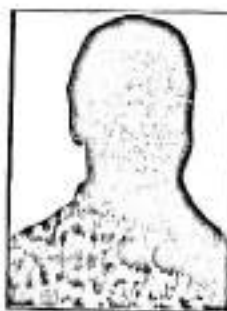
Signature Sonali Tikadar



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

Name RUPALI TIKADAR

Signature Rupali Tikadar



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

Name DIPALI TIKADAR

Signature Dipali Tikadar



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

Name RAJIB NANDI
Signature Rajib Nandi



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

Name SURAJIT DAS
Signature Surajit Das



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

Name SUBHANKAR DUTTA
Signature Subhankar Dutta



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

Name SOMNATH DEY
Signature Somnath Dey



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



030920252024947286

GRIPS Payment Detail

GRIPS Payment ID: 030920252024947286 Payment Init. Date: 03/09/2025 22:48:58
Total Amount: 10520 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 0185650096119 BRN Date: 03/09/2025 22:49:13
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr ANIMESH CHAKRABORTY
Mobile: 9433213624

Payment(GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192025260249472878	Directorate of Registration & Stamp Revenue	10520
Total			10520

IN WORDS: TEN THOUSAND FIVE HUNDRED TWENTY ONLY.

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



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



192025260249472878

GRN Details

GRN: 192025260249472878 Payment Mode: SBI Epay
GRN Date: 03/09/2025 22:48:58 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0185650096119 BRN Date: 03/09/2025 22:49:13
Gateway Ref ID: 252466181553 Method: HDFC Bank - Retail NB
GRIPS Payment ID: 030920252024947286 Payment Init. Date: 03/09/2025 22:48:58
Payment Status: Successful Payment Ref. No: 2002452884/3/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr ANIMESH CHAKRABORTY
Address: NATUNPALLY, KOLKATA - 700093
Mobile: 9433213624
Period From (dd/mm/yyyy): 03/09/2025
Period To (dd/mm/yyyy): 03/09/2025
Payment Ref ID: 2002452884/3/2025
Dept Ref ID/DRN: 2002452884/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002452884/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2002452884/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
			Total	10520

IN WORDS: TEN THOUSAND FIVE HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1601-02149/2025	Date of Registration	04/09/2025
Query No / Year	1601-2002452884/2025	Office where deed is registered	
Query Date	27/08/2025 8:35:47 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY NATUNPALLY, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9433213624, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 91,31,256/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chakdah Govt. Colony, , Premises No: 120, , Ward No: 114 Pin Code : 700093



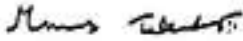


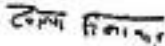



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	8 Katha 7 Chatak 30 Sq Ft		76,31,256/-	Width of Approach Road: 19 Ft,
Grand Total :				13.9906Dec	0 /-	76,31,256 /-	



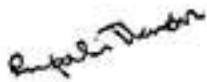


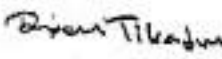
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	15,00,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0/-	15,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NIKHIL RANJAN TIKADAR Son of Late ADHAR CHANDRA TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office	 04/09/2025	 Captured LTI 04/09/2025	LTI of Mr Nikhil Ranjan Tikadar by the son of Mr Adhar Tikadar 04/09/2025
120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ABxxxxxx4P, Aadhaar No: 92xxxxxxxx8362, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr RAMKRISHNA TIKADAR Son of Late ADHAR CHANDAR TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office	 04/09/2025	 Captured LTI 04/09/2025	Ram krishna Tikadar 04/09/2025
120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx6C, Aadhaar No: 94xxxxxxxx7842, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs CHARUBALA TIKADAR Wife of Late MONARANJAN TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office	 04/09/2025	 Captured LTI 04/09/2025	Charubala Tikadar 04/09/2025
120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: ASxxxxxx6G, Aadhaar No: 87xxxxxxxx4270, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office				



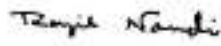


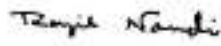


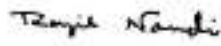
4	Name	Photo	Finger Print	Signature
	Mr MANAS TIKADAR (Presentant) Son of Late MONARANJAN TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office	 <small>04/09/2025</small>	 Captured <small>LTI</small> <small>04/09/2025</small>	 <small>04/09/2025</small>
120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AExxxxxx3C, Aadhaar No: 59xxxxxxxx2030, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs BELA TIKADAR Wife of Late CHITTARANJAN TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office	 <small>04/09/2025</small>	 Captured <small>LTI</small> <small>04/09/2025</small>	 <small>04/09/2025</small>
120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BHxxxxxx1N, Aadhaar No: 68xxxxxxxx7687, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs SONALI TIKADAR Daughter of Late CHITTARANJAN TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office	 <small>04/09/2025</small>	 Captured <small>LTI</small> <small>04/09/2025</small>	 <small>04/09/2025</small>
120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: BBxxxxxx0E, Aadhaar No: 81xxxxxxxx6641, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office				

7	Name	Photo	Finger Print	Signature
	Mrs RUPALI TIKADAR Daughter of Late CHITTARANJAN TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office		 Captured	 04/09/2025
	120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BKxxxxxx4F, Aadhaar No: 30xxxxxxxx7781, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	Mrs DIPALI TIKADAR Daughter of Late CHITTARANJAN TIKADAR Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office		 Captured	 04/09/2025
	120, CHAKDAH GOVT. COLONY, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: BBxxxxxx9F, Aadhaar No: 72xxxxxxxx7449, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office			



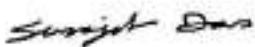


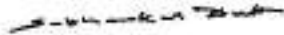



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EARTH MAKERS 24, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAJIB NANDI Son of Mr KARTIK NANDI Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  04/09/2025 </td> </tr> <tr> <td colspan="2">Sep 4 2025 1:04PM</td> <td>LTJ 04/09/2025</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAJIB NANDI Son of Mr KARTIK NANDI Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office		 Captured	 04/09/2025	Sep 4 2025 1:04PM		LTJ 04/09/2025	
Name	Photo	Finger Print	Signature										
Mr RAJIB NANDI Son of Mr KARTIK NANDI Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office		 Captured	 04/09/2025										
Sep 4 2025 1:04PM		LTJ 04/09/2025											

202, GOVT. COLONY, NANDI PARA, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AJxxxxxx1F, Aadhaar No: 92xxxxxxxx2807 Status : Representative, Representative of : EARTH MAKERS (as PARTNER)

2	Name	Photo	Finger Print	Signature
	Mr SURAJIT DAS Son of Mr BADAL DAS Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office		 Captured LTI 04/09/2025	 04/09/2025
238, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: ALxxxxxx5C, Aadhaar No: 34xxxxxxxx3472 Status : Representative, Representative of : EARTH MAKERS (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr SUBHANKAR DUTTA Son of Mr PRASUN KUMAR DUTTA Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office		 Captured LTI 04/09/2025	 04/09/2025
50, BANSDRONI PARK, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AHxxxxxx7B, Aadhaar No: 62xxxxxxxx1266 Status : Representative, Representative of : EARTH MAKERS (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr SOMNATH DEY Son of Late KALIUPADA DEY Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office		 Captured LTI 04/09/2025	 04/09/2025
118, SARADA PARK, NIRANJANPALLY BLOCK-A, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: APxxxxxx3H, Aadhaar No: 62xxxxxxxx7516 Status : Representative, Representative of : EARTH MAKERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NILENDU TIKADAR Son of NIKHIL RANJAN TIKADAR Chakdaha Lokenath Pally, City:- Kolkata, P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093		 Captured	
	04/09/2025	04/09/2025	04/09/2025
Identifier Of Mr NIKHIL RANJAN TIKADAR, Mr RAMKRISHNA TIKADAR, Mrs CHARUBALA TIKADAR, Mr MANAS TIKADAR, Mrs BELA TIKADAR, Mrs SONALI TIKADAR, Mrs RUPALI TIKADAR, Mrs DIPALI TIKADAR, Mr RAJIB NANDI, Mr SURAJIT DAS, Mr SUBHANKAR DUTTA, Mr SOMNATH DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NIKHIL RANJAN TIKADAR	EARTH MAKERS-1.74883 Dec
2	Mr RAMKRISHNA TIKADAR	EARTH MAKERS-1.74883 Dec
3	Mrs CHARUBALA TIKADAR	EARTH MAKERS-1.74883 Dec
4	Mr MANAS TIKADAR	EARTH MAKERS-1.74883 Dec
5	Mrs BELA TIKADAR	EARTH MAKERS-1.74883 Dec
6	Mrs SONALI TIKADAR	EARTH MAKERS-1.74883 Dec
7	Mrs RUPALI TIKADAR	EARTH MAKERS-1.74883 Dec
8	Mrs DIPALI TIKADAR	EARTH MAKERS-1.74883 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NIKHIL RANJAN TIKADAR	EARTH MAKERS-250.00000000 Sq Ft
2	Mr RAMKRISHNA TIKADAR	EARTH MAKERS-250.00000000 Sq Ft
3	Mrs CHARUBALA TIKADAR	EARTH MAKERS-250.00000000 Sq Ft
4	Mr MANAS TIKADAR	EARTH MAKERS-250.00000000 Sq Ft
5	Mrs BELA TIKADAR	EARTH MAKERS-250.00000000 Sq Ft
6	Mrs SONALI TIKADAR	EARTH MAKERS-250.00000000 Sq Ft
7	Mrs RUPALI TIKADAR	EARTH MAKERS-250.00000000 Sq Ft
8	Mrs DIPALI TIKADAR	EARTH MAKERS-250.00000000 Sq Ft

Endorsement For Deed Number : I - 160102149 / 2025

On 04-09-2025

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 12:33 hrs on 04-09-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr MANAS TIKADAR , one of the Executants.

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 91,31,256/-

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

Execution is admitted on 04/09/2025 by 1. Mr NIKHIL RANJAN TIKADAR, Son of Late ADHAR CHANDRA TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 2. Mr RAMKRISHNA TIKADAR, Son of Late ADHAR CHANDAR TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 3. Mrs CHARUBALA TIKADAR, Wife of Late MONARANJAN TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife, 4. Mr MANAS TIKADAR, Son of Late MONARANJAN TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 5. Mrs BELA TIKADAR, Wife of Late CHITTARANJAN TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife, 6. Mrs SONALI TIKADAR, Daughter of Late CHITTARANJAN TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife, 7. Mrs RUPALI TIKADAR, Daughter of Late CHITTARANJAN TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife, 8. Mrs DIPALI TIKADAR, Daughter of Late CHITTARANJAN TIKADAR, 120, CHAKDAH GOVT. COLONY, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession House wife

Indetified by Mr NILENDU TIKADAR, , Son of NIKHIL RANJAN TIKADAR, Chakdaha Lokenath Pally, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

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

Execution is admitted on 04-09-2025 by Mr RAJIB NANDI, PARTNER, EARTH MAKERS (Partnership Firm), 24, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr NILENDU TIKADAR, , Son of NIKHIL RANJAN TIKADAR, Chakdaha Lokenath Pally, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Execution is admitted on 04-09-2025 by Mr SURAJIT DAS, PARTNER, EARTH MAKERS (Partnership Firm), 24, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr NILENDU TIKADAR, , Son of NIKHIL RANJAN TIKADAR, Chakdaha Lokenath Pally, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Execution is admitted on 04-09-2025 by Mr SUBHANKAR DUTTA, PARTNER, EARTH MAKERS (Partnership Firm), 24, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr NILENDU TIKADAR, , Son of NIKHIL RANJAN TIKADAR, Chakdaha Lokenath Pally, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Execution is admitted on 04-09-2025 by Mr SOMNATH DEY, PARTNER, EARTH MAKERS (Partnership Firm), 24, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr NILENDU TIKADAR, , Son of NIKHIL RANJAN TIKADAR, Chakdaha Lokenath Pally, P.O: PURBAPUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, 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 03/09/2025 10:49PM with Govt. Ref. No: 192025260249472878 on 03-09-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 0185650096119 on 03-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 830, Amount: Rs.100.00/-, Date of Purchase: 02/09/2025, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2025 10:49PM with Govt. Ref. No: 192025260249472878 on 03-09-2025, Amount Rs: 9,920/-, Bank: SBI EPay (SBlePay), Ref. No. 0185650096119 on 03-09-2025, Head of Account 0030-02-103-003-02



Sarbajit Majumder
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 1601-2025, Page from 72707 to 72744

being No 160102149 for the year 2025.



MD TABIS ANSARI

Digitally signed by MD TABIS ANSARI
Date: 2025.09.09 12:11:41 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 09/09/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.