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Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this documents are part of this document.

Addl. Dir., Sub-Registrar
Alipore, South 24 Parganas

04 NOV 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the...4th... day of November 2025 BY & BETWEEN SUNGLOW PROMOTERS PRIVATE LTD vide CIN- [U 45201 WB 2002 PRC 94322] (PAN No. AAHCS0123L) a company registered under the Companies Act 1956, having its registered office at registered office at 54A, Sarat Bose Road, Unit 3A, 3 rd Floor, Arrjayv Park, Police station Ballygunge, Kolkata 700 025, represented by its Director (1) MR. SIDDHARTH PODDAR, son of Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-6969 9037 6988) (Mob-9830031509) by nationality Indian, by religion Hindu, by occupation business, residing at

Siddharth Poddar

31 OCT 2025

21455

No.....Rs.5000/- Date.....

Name :S. P. Basu

Address : Advocate
Alipore Judge's Court
Kolkata - 27

Vendor :Subhankar Das
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

21455 = 5000/-



04 NOV 2025

South 24 Parganas

Kolkata - 700027

Kartick Ch. Das
Sd/- S. P. Basu
Alipore Judge Court
Kol-27
Law Clerk

227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station-Ballygunge, Kolkata 700 020 **It's duly authorized Representative** pursuant to the resolution passed in the meeting of it's Board of Directors held on 27-10-2025, hereinafter referred to as **OWNERS/ FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed or to mean their respective heirs/Predecessors-in-interest/representatives and Assigns) of the **FIRST PART**

AND

M/S PRATTAY a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor, SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019 hereinafter referred to as **DEVELOPER/ PROMOTER / SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed or to mean his respective heirs/Predecessors-in-interest / representatives and Assigns) of the **SECOND PART.**

WHEREAS Bijoy Kumar Basu on 18th December 1963 registered the purchase of **ALL THAT 5 cottahs 3 chittacks 6 square feet more or less being scheme plot number: - 45 of Jodhpur Club/land** from The Bengal Secretariat Co-Operative Land Mortgage Bank & Housing Society Limited **being portion of premises no. 1 Gariahat Road now renumbered 1/45 Gariahat Road (also known as 45 Jodhpur Park) Calcutta- 700 068 P.S- Lake within KMC Ward no 93.** The said

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deed was registered at Sub-Registrar at Alipore and entered in Book no. 1 Volume- 176, pages 251-268, being Deed no. 9991 for the year 1963.

AND WHEREAS after purchase said Bijoy Kumar Basu obtained a sanction plan from the Calcutta Corporation now known as Kolkata Municipal Corporation being sanction plan no.186 T dated 24-08-1957 and constructed a three storied building on the land described in **SCHEDULE "A" below** and was residing therein with his family i.e. his wife Parul Basu and six sons Ranajit Basu, Indrajit Basu, Nema Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu.

AND WHEREAS the said Bijoy Kumar Basu died on 22-05-1980 leaving behind a will which he executed on 15-12-1988 appointing his wife Parul Basu and Mr. Ajoy Kumar Basu as Executors. That in the said will of Bijoy Kumar Basu, Parul Basu was given life interest in his estate, i.e. his house being 1/45 Gariahat Road. That in the said will of Bijoy Kumar Basu his six sons Ranajit Basu, Indrajit Basu, Nema Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu were the ultimate beneficiaries.

AND WHEREAS sometime in the year 1983 Mr Ajoy Kumar Basu the Executor named in the will of Late Bijoy Kumar Basu filed an application for grant of Probate in the Court of Learned District Delegate at Alipore; the said application was registered as Act 39 Case no 213 of 1983, and the Probate to the last will of Late Bijoy Kumar Basu was granted on 29th March 1989.

AND WHEREAS the said Ranajit Basu, Indrajit Basu, Nema Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu, by virtue of the said will became the absolute Owners of his estate i.e. premises no 1/45 Gariahat Road, Calcutta 700 068. That on the death of said Bijoy Kumar Basu, his sons jointly

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inherited each inherited undivided $1/6^{\text{th}}$ share in the **SCHEDULE "A" PROPERTY**, and being Owners had applied for mutation of their names jointly before Kolkata Municipal Corporation (Tollygunge Tax Department). Kolkata Municipal Corporation (K.M.C.) accordingly recorded their names in the assessment register in respect of Assessee no 21-093-04-0128-6.

AND WHEREAS The new owners i.e Ranajit Basu, Indrajit Basu, Nemai Basu, Ajoy Kumar Basu, Jayanta Kumar Basu and Sanjay Bijoy Kumar Basu realised that in future holding a property jointly will not be possible. Thus they unanimously decided to have equal share in case the property has to be sold or rebuilt.

AND WHEREAS Smt. Parul Basu wife of late Bijoy Kumar Basu died intestate on 6-08-2001.

AND WHEREAS Ranajit Basu, son of late Bijoy Kumar Basu having $1/6^{\text{th}}$ share in **SCHEDULE A** property died intestate on 04-07-2008 leaving behind his wife Smt. Sunanda Basu and his son Alope Basu to inherit his share of the aforesaid property which is $1/6^{\text{th}}$ share in the said property described in **SCHEDULE "A"** below.

AND WHEREAS Indrajit Basu, son of late Bijoy Kumar Basu having $1/6^{\text{th}}$ share in **SCHEDULE A** property graduated himself as a doctor, and for higher studies left India long ago and thereafter was practicing as a Doctor in England/ United Kingdom, and got British citizenship. He died in England on 26-09-2022 leaving no claimant.

AND WHEREAS Nemai Basu son of late Bijoy Kumar Basu having $1/6^{\text{th}}$ share in **SCHEDULE A** property graduated himself as a Naval Architect, and for higher studies left India long ago and was practicing in Denmark and got Danish citizenship. He died in Denmark on 31-10-2023 without leaving any claimant.

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AND WHEREAS That after the death of Indrajit Basu and Nemai Basu their individual $1/6^{\text{th}}$ share devolved upon their surviving brothers Ajoy Kumar Basu, Jayanta Kumar Basu, Sanjay Bijoy Kumar Basu and predeceased brothers' legal heirs Sunanda Basu wife of late Ranajit Basu and Alope Basu son of late Ranajit Basu. Thus Ajoy Kumar Basu's share increased to $1/4^{\text{th}}$, Jayanta Kumar Basu share increased to $1/4^{\text{th}}$, Sanjay Bijoy Kumar Basu share increased to $1/4^{\text{th}}$ and Sunanda Basu wife of late Ranajit Basu share increased to $1/8^{\text{th}}$ and Alope Basu son of late Ranajit Basu share increased to $1/8^{\text{th}}$. At an aggregate level the share of Sunanda Basu wife of late Ranajit Basu and Alope Basu son of late Ranajit Basu therein increased to $1/4^{\text{th}}$ from $1/6^{\text{th}}$.

AND WHEREAS the aforesaid $3/4^{\text{th}}$ share Owners Mr. Ajoy Kumar Basu's Mr. Jayanta Kumar Basu, Mr. Sanjay Bijoy Kumar Basu share had decided to sell off their individual $3/4^{\text{th}}$ share/ holding in the property described in **SCHEDULE "A-I"** below which is part of **SCHEDULE "A"** to any intending purchaser at a fair market price.

AND WHEREAS SUNGLOW PROMOTERS PRIVATE LTD, the **OWNERS/ FIRST PARTY** herein after coming to know about the aforesaid proposal to sell AS AFORESAID had purchased the same from aforesaid Mr. Ajoy Kumar Basu, Mr. Jayanta Kumar Basu, Mr. Sanjay Bijoy Kumar Basu the three sons of late Bijoy Kumar Basu who executed a registered a sale deed on 3rd Nov. 2025 and delivered possession thereto. The sale deed was registered at ADSR Alipore and entered in Book -1 being deed no 160501621 for the year 2025.

AND WHEREAS by virtue of the said purchase the **OWNERS/ FIRST PARTY** herein has become became the joint Owner of $3/4^{\text{th}}$ share in the **SCHEDULE "A"**

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"A" property and Mrs. Sunanda Basu and Mr. Alope Basu remained Owner of 1/4th share in the **SCHEDULE "A"** property.

AND WHEREAS the building standing on the land described in **SCHEDULE "A"** is very old and needs urgent massive renovation or rebuilding the same to make it habitable. the said Mrs. Sunanda Basu and Mr. Alope Basu after taking into consideration of the money needed to thoroughly renovate the same and since building being in old personal residential system construction it will not be money's worth but instead if it is demolished in total and built in a flat wise system then it shall give return and thus the said Mrs. Sunanda Basu and Alope Basu decided to put their share in **SCHEDULE "A"** which is more fully described in **SCHEDULE -A-I** below; property in development and a new G+4 storied building be constructed upon the said property described in **SCHEDULE "A"** below.

AND WHEREAS the **SECOND PARTY** coming to know that the said Mrs. Sunanda Basu and Alope Basu had entered into a Development Agreement dated 4th Nov, 2025 to develop under terms set forth in the said Development agreement which has been registered at A.D.S.R. Alipore and entered in Book-1, being no 160501651 year 2025.

AND WHEREAS the Second Party as assured and undertaken the task to convince and enter into a separate development agreement with SUNGLOW PROMOTERS PRIVATE LTD, the Owner of undivided 3/4th share holder of the **SCHEDULE A** premises to facilitate smooth work of development upon entire **SCHEDULE A** had approached the Owner SUNGLOW PROMOTERS PRIVATE LTD and requested to join in the work of development as it shall be beneficial for both.



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AND WHEREAS the Owner SUNGLOW PROMOTERS PRIVATE LTD, after evaluating all possibilities had agreed to join in the work of Development of the property described in SCHEDULE –A-I below as it shall give him/enable him to have maximum benefit.

AND WHEREAS the parties of this present herein entered into this Development Agreement, in order to have their functions and classify respective duties and prohibitions clearly recorded in this Development Agreement to safeguard their respective right, title and interest to prevent any future misunderstanding, disagreement or dispute between themselves or their heirs or successors in interest whether during the continuance or at the determination of the present Agreement to any matter whatsoever touching this Agreement. This agreement is to be treated as full & final agreement between the parties.

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

ARTICLE – I :

TITLE AND INDEMNITY

1. The **OWNERS** doth hereby authorize and empower the **DEVELOPER** to construct a residential building for domestic purpose only on the said plot of land as per building plan prepared by the Architect of the **DEVELOPER** for the aforesaid purpose and the **OWNERS** shall also hand over all the original title deeds and all other documents to the **CONTRACTOR/DEVELOPER** at the time of signing of this Development **Agreement**.

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2. The **OWNERS** hereby declare that they are the absolute Owners of the property mentioned in **Schedule A** and lawfully entitled to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and they have absolute right, title, interest, authority and possession of the said premises to enter into this agreement with the **DEVELOPER**.

3. The **OWNERS** doth hereby declare that they have not executed any sort of instrument like sale, lease, gift, mortgage, charge or agreement for sale, tenancy and development agreement with regard to the said more fully and specifically described in the Schedule written hereunder, with anybody/bodies, person/persons, concern/concerns, company/companies and authority/authorities.

4. The **OWNERS** doth hereby declare that the said premises mentioned in **SCHEDULE A** herein under, is free from all and any manner of lispendents, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions or mortgages whatsoever and that there is no suit pending in between the Owners and or in between Owners and third party; the **OWNERS** hereby further agree to indemnify and keep the **DEVELOPER** indemnified from and against any and all actions, charges, liens, claims, encumbrances and mortgages.

5. The **OWNERS** hereby also undertake that the **DEVELOPER** shall be entitled to construct the building on the said land as agreed by and between the parties hereto according to the building plan or revised plan prepared by the architect of the **DEVELOPER**.

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6. The **OWNERS** shall handover copies of all their original deeds, documents and papers relating to the said property mentioned in **Schedule A** to the **CONTRACTOR/ DEVELOPER**.

7. The **OWNERS** shall execute and register a **Development Power of Attorney** and a **General Power of Attorney** in favour of the **DEVELOPER** empowering to do act deed and things relating to making of building plan, construction of the building, for receiving the earnest money, booking money, consideration at a time or part payment thereof from the intending purchaser or purchasers in respect of the flats/Car Parking Spaces allotted to the **DEVELOPER** and to be constructed thereon and to receive balance consideration money at the time of registration of the Deed of Conveyances and also to execute deed of conveyance or any deed of transfer and present them for registration and admit execution in respect of **CONTRACTOR/ DEVELOPER's** allocation.

8. The **OWNERS** shall however on request by the Developer /Promoter sign and execute the applications, plans and other documents necessary in relation to the said development.

ARTICLE – II :

DEFINITIONS

1. **OWNERS** shall mean **SUNGLOW PROMOTERS PRIVATE LTD [CIN- U 45201 WB 2002 PRC 94322] (PAN No. AAHCS0123L)** a company registered under the Companies Act 1956, having its registered office at registered office at 54A, Sarat Bose Road, Unit 3A, 3 rd Floor, Arrjavv Park, Police station





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Ballygunge, Kolkata 700 025, represented by its Director (1) **MR. SIDDHARTH PODDAR**, son of Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-6969 9037 6988) (Mob-9830031509) by nationality Indian, by religion Hindu, by occupation business, residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station- Ballygunge, Kolkata 700 020 **It's duly authorized Representative** pursuant to the resolution passed in the meeting of it's Board of Directors held on 27-10-2025.

2. **CONTRACTOR/DEVELOPER** shall mean **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019

3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.

4. **PREMISES** shall mean **ALL THAT undivided 3 cottah, 14 chittack 32 sq feet more or less** being 3/4TH share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with undivided 3021 sq feet built up area, 142 open terrace, and 895 roof in the three storied residential building, [details is given in **SCHEDULE –A-I**] lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, ASSESSEE no is 21 093 04-0128-6, which is more fully described in **SCHEDULE A-I**.

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5. **BUILDING PLAN** shall mean plan or plans or revised thereof to be prepared by the Architect/Engineer for the construction of the new residential building appointed by the DEVELOPER duly signed by all the owners or their attorney.

6. **BUILDING COMPLEX** shall mean include the G+⁵_A (ground plus ^{five}_{four}) storied residential building, to be constructed by the **DEVELOPER** at the said premises/ **UPON SCHEDULE A.**

7. **LAND** Shall mean the Land below and underneath the said building to be constructed on the said premises.

8. **ARCHITECT** shall mean the qualified person or persons as may be appointed by the **DEVELOPER** for designing and planning of the building to be constructed on the said land.

9. **UNIT** shall mean the complete Flat/Unit/Apartment in the said new residential building.

10. **COVERED AREA OR BUILT UP AREA** Shall mean the measurement of the inside flat together with the thickness of the walls of all the sides and joints of the said flat together with proportionate stair case of the respective floor.

11. **SUPER BUILT UP AREA** shall mean covered area to be added for proportionate common areas, common spaces, staircase, open spaces & other spaces for common enjoyment of the building.

12. **PROPORTIONATE SHARE** shall mean in the case of any flat the portion or portions which to the floor space conveyed here in together with all other flats



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for the time being in the said property including the areas comprising the common parts and the areas thereof in the said property and in the said building.

13. COMMON FACILITIES AND AMENITIES shall mean and include corridors, stair cases, passages, shafts, drains, septic tank, overhead water tank and underground water reservoir, pump and motor, meter board and other space or spaces and other facilities and amenities along with the easement attached thereto which may be mutually agreed between the parties or whatever required for the establishment, enjoyment, provisions, maintenance and or management of the said building.

14. COMMON EXPENSES shall mean and include proportionate share of the costs, charges and expenses for the management, maintenance, upkeep, repairs and replacement of the common parts relating or connected with the said building and the land thereunto.

15. SALEABLE SPACE shall mean flat or flats/ residential flats, apartment or apartments or any other saleable space or spaces or portion thereof multistoried building, and for exclusive use of the flat owners in the building available for independent use and occupation excepting what is due to the owner and after making due provision for common facilities and the space required there.

16. OWNER'S ALLOCATION shall mean: entire first and ^{fifth}~~fourth~~ floor consisting of two flats in each floor and flat no 2B in second floor in the new building and 50% of covered car parking areas, excepting areas kept aside for



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common use by all flat occupants of the new building or buildings to be constructed upon **SCHEDULE A**, together with proportionate share in common areas, spaces and facilities which is more fully described in **SCHEDULE B** as **OWNER'S ALLOCATION**. All **Purchasers / Occupants** of the Owner's allocation shall ensure that his/her car keys of their car parked in the covered car parking space with the Security staff/ guard after parking to facilitate smooth taking out of car from the back side of car parking space. **Thus**, all purchasers/occupants to have mutual understanding in keeping their car keys with the Security Staff on the Ground floor of the premises no. at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake.

17. DEVELOPER'S ALLOCATION shall mean entire third and fourth floor consisting of two flats in each floor in the new building 50% of covered car parking areas, excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon **SCHEDULE A**, together with proportionate share in common areas, spaces and facilities which is more fully described in **SCHEDULE C** written hereunder. All **Purchasers / Occupants** of the Developer's allocation shall ensure that his/her car keys of their car parked in the covered car parking space with the Security staff/ guard after parking to facilitate smooth taking out of car from the back side of car parking space. **Thus**, all purchasers/occupants to have mutual understanding in keeping their car keys with the Security Staff on the Ground floor of the premises no 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake.





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18. **TRANSFER** shall mean with its grammatical variations include transfer of possession and transfer of title or by any written document as per law for effecting transfer of space to the transferees thereof.

19. **TRANSFeree** shall mean individual person, partnership firm, Registered Society, Company established under the provisions of Companies Act or Association of persons to whom any saleable space in the building has been transferred under law.

20. **FORCE MAJEURE** shall mean flood, earth quake, riot, war, tempest, civil commotion, strike, lock-out, lock down due to outbreak of pandemic and/or any other acts or commission beyond the control of parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.

ARTICLE – III

CONTRACTOR/DEVELOPER'S RIGHT AND OBLIGATIONS

1. The **OWNERS** grants exclusive right to the **DEVELOPER** to build/construct buildings or buildings upon the said land described **IN SCHEDULE A** in such manner as the **DEVELOPER** deems fit in accordance with the provisions herein contained.

2. The **DEVELOPER** for on behalf of Owners as their agent and attorney shall take all such permission and approval in compliance with the prevailing laws as are legally required for the purpose of construction of a G+4 storied building upon the said land described **IN SCHEDULE A**.

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3. That the **OWNERS** are agreeable if necessary to execute and register deed of conveyance in respect of the flats/ car parking spaces to be constructed in the said premises in favour of the **DEVELOPER** or his nominee as and when will be called upon to do so or in favour of the prospective buyers of proposed flats / car parking spaces.

5. The **DEVELOPER** shall exclusively be entitled to receive, realize and appropriate the sale proceeds and or the construction cost from any organization with regard to the **DEVELOPER's** allocation which the **DEVELOPER** become entitled to receive from the intending purchaser or purchasers of flats/ car parking spaces and other saleable space or spaces in the said proposed building. The **DEVELOPER** shall at his own costs or by raising funds from the prospective transferees out of **DEVELOPER's** allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the **DEVELOPER** shall be at liberty to invite applications from the prospective transferees for transfer out of the total built up area excepting the **OWNERS ALLOCATION** in the building to be constructed on the land comprised in the said premises in accordance with the plan approved by the architect with good materials and specifications as are necessary for such construction and also in good workman like manner within a period of 30 (thirty) months from the date of receipt of sanction of plan; if due to any reason there is delay in completion of the building then in such event the shall be extended by another six months.

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ARTICLE – IV :

PROCEDURE/ PROCESS OF CONSTRUCTION

- a) The **DEVELOPER** shall prepare a building plan of the proposed new building/ buildings at his cost, and if necessary make /do soil testing etc.
- b) The **DEVELOPER** shall obtain sanction of such plan from KMC at his cost.
- c) That the **DEVELOPER** immediately after receipt of sanction of plan from the K.M.C starts construction of the new building strictly as per sanction plan.
- d) **DEVELOPER** shall complete the construction work within 30 months from the date of receipt of sanction plan from KMC. If due to any unforeseen reason not covered by force Majure clause the completion could not be done then in such event there shall be an extension of another 6 months.
- e) The **DEVELOPER** shall at his own cost construct and complete the building and the common facility and amenities at the said property in accordance with good and standing materials as per the guidance of the Architect from time to time, for construction of the said building.
- f) The **DEVELOPER** shall be authorized in the name of the **OWNERS** in so far as it is necessary to apply for and obtain quotas, entitlements and other allocation and /or for cement, steel, brick and other building materials allocable to the **Owners** for the construction of the building and to similarly apply for and obtain temporary connections of water, electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the **Owners** shall execute in favour of the **DEVELOPER** Development Power of Attorney AND General Power of Attorney, as shall be required by the **DEVELOPER**.





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- g) The **DEVELOPER** shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats/ car parking spaces being the Developer's share/ allocation in the said premises to be constructed without in any way prejudicing the interests of the **OWNERS**.
- h) The **DEVELOPER** shall be entitled to raise finances from Banks, Financial Institutions, Finance Companies, Private Financers etc. for the purpose of construction of the said Project.
- i) The **DEVELOPER** shall pay all electric bills, KMC Tax, other Municipal levies/ charges from the date of receipt of construction till delivery of Owner's Allocation.
- j) The **DEVELOPER** shall handover peaceful possession of the **OWNERS allocation** to the owners hereinbefore stated, before transferring any possession to any other purchasers or occupiers of **DEVELOPER'S** allotted portion and the **DEVELOPER** shall serve notice in writing to the owners to take their allocation. In respect of serving notices to one party to another party of this deed, address mentioned in this deed should be considered, if any change of address properly intimated by the parties to each other, then changed address should be considered.
- k) The **DEVELOPER** shall at his own costs or by raising funds from the prospective transferees out of **DEVELOPER'S** allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the **DEVELOPER** shall be at liberty to invite applications from the prospective transferees for transfer out of the total built up area excepting the **OWNERSALLOCATION** in the building to be constructed on the land

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comprised in the said premises in accordance with the plan approved by the architect with good materials and specifications as are necessary for such construction and also in good workman like manner within a period of 30 (thirty) months from the date of receipt of sanction of plan; if due to any reason there is delay in completion of the building then in such event the shall be extended by another six months.

- l) The **DEVELOPER** shall be exclusively entitled to the **DEVELOPER'S** allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the **OWNERS** and the **OWNERS** shall not in any way interfere with or disturb the quiet and peaceful possession of the **DEVELOPER'S** allocation described in **SCHEDULE C**.
- m) **ALL COSTS**, charges and expenses including architects fees shall be discharged and paid by the **DEVELOPER** and the **OWNERS** shall bear no responsibility in this context.

ARTICLE – V

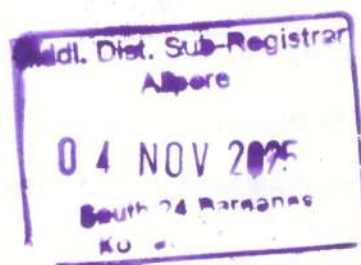
OWNER'S RIGHT AND OBLIGATIONS

1. That the **OWNERS** shall handover the vacant possession of the said property which is mentioned in the **SCHEDULE A** below to the **DEVELOPER** for construction of the building immediately after obtaining sanction plan from KMC.
2. That the **DEVELOPER** for on behalf of Owners as their agent and attorney shall sign all the documents which may be required for obtaining the sanctioned of drainage plan and water connection.

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3. The **OWNERS** hereby declare that they are the absolute Owners of the property and lawfully entitles to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the said property or any part or portion thereof and have absolute right, title, interest, authority and possession of the said premises to enter into this agreement with the **DEVELOPER**.
4. The **OWNERS** shall simultaneously herewith or at any time hereafter as and when may be so directed by the **DEVELOPER**, grant a **Development Power of Attorney and General Power of Attorney** to the **DEVELOPER** or in favour of his nominee or nominees for the purpose of the development of the said project and shall grant such further powers and authorities as may be required from time to time to enable the **DEVELOPER** to proceed and complete the new building or buildings upon **SCHEDULE A**.
5. The **OWNERS** hereby if necessary agree to execute and register proper deed of conveyance/conveyances conveying the right title and interest unto and in favour of the intending buyers of the flats/ car parking spaces with the proportionate share of land in the said property at the request of the **DEVELOPER** and in doing so, shall not claim and/or demand any further consideration price from the **DEVELOPER** and/or the buyers of the flats/Car Parking Spaces. The **DEVELOPER** shall however, by virtue of the **Development Power of Attorney** to be executed by the **OWNERS** be entitled to execute and register appropriate deed of conveyance/conveyances as the constituted Attorney of the owners as and when deemed fit in favour of the prospective buyers with regard to **DEVELOPERS ALLOCATION**. That the **Owners** shall give consent for





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mutation in favour of purchaser/ purchasers of the flats / car parking spaces as the case may be in due course.

6. That the **OWNERS** or any of their duly authorized representatives can take inspection of their allotted flats / car parking spaces during the course of construction of the proposed building but in no case they shall be entitled to disturb or interfere with the process of construction of the proposed building or any part thereof.
7. The **OWNER** shall exclusively be entitled to receive, realize and appropriate the sale proceeds with G.S.T from any person or organization with regard to the **OWNERSs** allocation which the **OWNER** become entitled to receive from the intending purchaser or purchasers of flats/ car parking spaces and other saleable space or spaces in the said proposed building. it is hereby agreed between the parties hereto that the **OWNER** shall be at liberty to invite applications from the prospective transferees for transfer out of the total built up area excepting the **DEVELOPER'S ALLOCATION** in the building
8. The **OWNERS** shall not create any obstacle or make any disturbance during the time of construction of the proposed building under any circumstances.
9. That it has also been agreed, if owners want to construct anything beyond the work schedule, it will be treated as "**Extra work**" and shall be charged extra. However, it has also been settled that the Owners will intimate the type and volume of extra work to be done on being duly approved by the Architect of the **DEVELOPER** and the **Owners** shall inform to the **DEVELOPER** well in advance to facilitate the progress of work.
10. The **OWNERS** hereby confirms and declares that they shall not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of



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land in any manner whatsoever so as to prejudice, affect or hamper the said project, during the process of construction until handing over of Owner's allocation is made to them.

11. The **DEVELOPER** and the **OWNERS** will be responsible for paying Income Tax, G.S.T. on their respective shares.

12. That the **OWNERS** shall co-operate with the **DEVELOPER** in all respects whatsoever and vice-versa.

ARTICLE – VI

AUTHORITY

1. The **DEVELOPER** shall be entitled to and have exclusive authority to transfer or otherwise deal with the flat/ flats, and/ or apartment/ apartments and/or car parking spaces and/or any other saleable space or spaces in respect of the **DEVELOPER'S** allocation of the proposed building described in **SCHEDULE C** including proportionate share of land along with right to use the common areas and facilities to be transferred to the prospective transferees.

2. In so far as necessary all dealings by the **DEVELOPER** in respect of the said building in relation to these presents shall be in the name of the **OWNERS** for which the **OWNERS** hereby irrevocably nominate, constitute and appoint the **DEVELOPER** to do, execute, perform and exercise all acts and things necessary for the implementation of this agreement including the authorities to cause to be prepared to sign letters, correspondences and to apply to the authorities, to sign and execute all application to the Government and/or authority, to appoint architects, engineers and other

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persons to construct the building as per sanction of the authority, to enter into and sign agreement for sale and to sign sale deeds, conveyances in favour of the prospective transferees in respect of the **DEVELOPER'S** allocation, to make affidavits and declaration, to apply for allotment for cement, iron and steel and other materials, to apply for electric connection, sewerage and drainage, to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises, to pay all taxes, rates, impositions in respect of the said premises, to commence proceedings to settle any suit or proceedings, to sign plan, verifications, written statements, petition, to sworn affidavit to appear in any court of law, to give evidence and to arrange or substitute with all or any of the powers.

ARTICLE – VII

MISCELLANEOUS

1. It is understood that from time to time to facilitate the uninterrupted construction of the building by the **DEVELOPER**, various acts, deeds, matters and things not herein specified may be required to be done by the **DEVELOPER** for which **DEVELOPER** may require the authority of the **OWNERS** and various applications and other documents may be required to be signed or made by the **OWNERS** relating to which specific provisions may not have been mentioned herein, the **OWNERS** hereby undertakes to do all such acts, deeds, matters and things which do not in any way infringe the rights of the **OWNERS** and or against the spirit of these presents.

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2. If at any time the **OWNERS** shall be held liable for the wealth tax and or income tax and or any other rates, taxes, impositions and outgoings in respect of the **DEVELOPER'S** allocation then and in that event the **DEVELOPER** shall immediately pay all such taxes and keep the **OWNERS** indemnified from all such rates, taxes, impositions and outgoings and or in all actions, claims, costs and or proceedings in respect thereof.
3. In the event of the **OWNERS** committing breach of any of the terms and conditions herein contained the **DEVELOPER** shall be entitled to and the **OWNERS** shall be liable to pay such losses and compensations as shall be settled between the parties **PROVIDED HOWEVER** in addition to any other right which the **DEVELOPER** may have against the **OWNERS** the **DEVELOPER** shall be entitled to sue the **OWNERS** for specific performance of this agreement or to rescind or cancel this agreement and claim refund of all of the moneys paid and or incurred by the **DEVELOPER** with interest and such losses and damages the **DEVELOPER** may suffer.
4. Any notice required to be given by the **DEVELOPER** shall without prejudice to any other mode of service be deemed to have been served on the **OWNERS** if delivered by hand (acknowledgement is required) or sent by registered post to the **OWNERS** and shall likewise be deemed to have been served on the **DEVELOPER** if delivered by hand or sent by registered post to the office of the **DEVELOPER**.
5. The terms, conditions and stipulations of this presents shall also be applicable and shall remain in force upon the legal heirs and/or successor-in-interest of both the parties hereto.

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6. The **DEVELOPER** and the **OWNERS** shall mutually frame scheme for the management and administration of the said building or buildings and or common parts thereof. The **OWNERS** hereby agree to abide by all the rules and regulations to be framed by any Society/Association and or any other organization that will be in charge of such management of the affairs of the building and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulations.
7. That this agreement shall remain valid till the date of completion of the sale of Developer's allocation after handing over possession to the Owners. In case of necessary a supplementary agreement may be executed to make the agreement to amend and or include any terms or clause.
8. That after the delivery of the possession of the **Owners Allocation** the **OWNERS** shall mutate their name in the official records in respect of the said flat/flats. Car parking space separately and also install individual electric meter in their own name at their own costs and expenses and shall regularly and punctually pay the maintenance charges in respect of the said flat/flats /car parking space/ space.
9. Nothing in these presents shall constructed an assignment or conveyance in law of the **Owners Allocation** in the said building on the plot or as part of the **DEVELOPER** or as creating any right title or interest in respect thereof on the **DEVELOPER** other than an exclusive license to the **DEVELOPER** to commercially exploit the same in terms thereof.



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10. On and from the date of service of notice of taking possession to the **OWNERS** of their **Allocation**, the **OWNERS** shall also be responsible to pay and bear and shall forthwith pay on demand to the Association of the flat owners to be formed by the flat owners, the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owners Allocation and such charges are to include proportionate share of water tax, fire insurances and maintenance charges,, lights, sanitary and occasional repair of the portions to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring pipes, electricity and mechanical installations and equipments, pumps motors and other electrical and mechanical installations and equipments including lift ,stairways, corridors, halls, passages, ways and other facilities hereunder written.

ARTICLE – VIII

FORCE MAJEURE

1. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, labour unrest, or lock down due to outbreak of pandemic, and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel etc.
2. The parties hereto shall not be considered to be liable for any obligations here above to the extent that the performance of the relative obligations

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prevented by the existence of the 'Force Majeure' and shall be suspended from the obligation during the period of the 'Force Majeure'.

ARTICLE – IX

JURISDICTION

The learned court/courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings, arising out of these presents between the parties hereto.

THE SCHEDULE "A" HEREINABOVE REFERRED TO

[THE SAID PROPERTY]

ALL THAT piece and parcel of land measuring about **5 cottah, 03 chittacks, 6 sq feet more or less together with old (65 years built on 1960)** together with three storied residential building having cemented floor and having total 4028 sq feet built up floor area ¹⁴⁶~~189~~ open terrace and roof 1192 sq feet [built up area in ground floor 1322 sq feet, mezzanine floor 192 sq feet, first floor 1322 sq feet, second floor 1192 sq feet and ~~64~~ sq feet open terrace, in first floor and 129 sq feet in second floor] **lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, ASSESSEE no is 21 093 04-0128-6,** being butted and bounded in the manner below:

ON THE NORTH : by 40 ft. wide KMC road

ON THE SOUTH : by 1/51, Gariahat Road (51 Jodhpur Park)

ON THE EAST : by 1/46, Gariahat Road (46 Jodhpur Park)

ON THE WEST : by 1/44, Gariahat Road (44 Jodhpur Park)

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SCHEDULE A-I

[SUNGLOW PROMOTERS PRIVATE LTD, /OWNERS/ FIRST PARTY PROPERTY]

ALL THAT^{undivided} 3 cottah, 14 chittack 32 sq feet more or less being 3/4TH share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with undivided having more or less total 4028 sq feet built up floor area and ¹⁴⁶189 open terrace and roof 1192 sq feet [details given in Schedule A above] three storied residential building having cemented floor and 3/4TH share in old (65 years built on 1960) three storied residential building equals to more or less 3021 sq feet built up floor area and 146 open terrace and 895 roof [in ground floor 992 sq feet built up area, mezzanine 144 sq feet built up area, first floor 992 sq feet built up area and open terrace 48 sq feet built up area, second floor 895 sq feet built up area and open terrace 98 sq feet built up area] lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, which is part of SCHEDULE "A"

SCHEDULE 'B' (OWNER'S ALLOCATION)

OWNERS ALLOCATION:

ALL THAT entire first and ^{Fifth}~~Fourth~~ floor consisting of two flats in each floor and flat no 2B in the second floor in the new building consisting of residential flats, 50% of covered car parking areas excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon SCHEDULE A, together with proportionate share in common areas, spaces and facilities. All Purchasers / Occupants of the Owner's allocation shall ensure that his/her car keys of their car parked in the covered car parking space with the



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Security staff/ guard after parking to facilitate smooth taking out of car from the back side of car parking space. **Thus**, all purchasers/occupants to have mutual understanding in keeping their car keys with the Security Staff on the Ground floor of the premises at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake,

SCHEDULE 'C'

(DEVELOPER'S ALLOCATION)

ALL THAT entire third and fourth floor consisting of two flats in each floor in the new building consisting of residential flats, and 50% of covered car parking areas excepting areas kept aside for common use by all flat occupants of the new building or buildings to be constructed upon **SCHEDULE A**, together with proportionate share in common areas, spaces and facilities. All **Purchasers / Occupants** of the Developer's allocation shall ensure that his/her car keys of their car parked in the covered car parking space with the Security staff/ guard after parking to facilitate smooth taking out of car from the back side of car parking space. **Thus**, all purchasers/occupants to have mutual understanding in keeping their car keys with the Security Staff on the Ground floor of the premises at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake,

S.V. ✓



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K.O. No. 740027

IN WITNESS WHEREOF both the parties having accustomed to the contents of this **Development Agreement** and abiding by all terms and conditions stretch their respective hand and sealed on this the day, month and year first above written.

WITNESSES:

① Sachin K. Das.
13/H/13, Brahmfield Row
Kolkata - 700027.

2) Kartick Das
of Alipore Judge Court
Kolkata - 700027

For SUNGLOW PROMOTERS PVT. LTD:



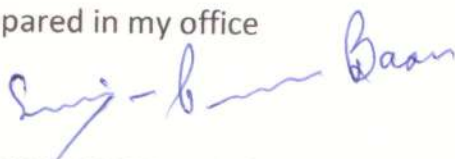
..... DIRECTOR
SIGNATURE OF FIRST PARTY



.....
SIGNATURE OF SECOND PARTY

Drafted by me and

prepared in my office



(SURJA PRASANNA BASU)

Advocate

Registration no WB 729/1985

Alipore Bar Association, Room no 5,

18, Judges Court Road Kolkata 700 027

PODDAR



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	left hand					
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04 NOV 2025
South 24 Parganas
Kolkata-700027



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031120252032392910

GRIPS Payment Detail

GRIPS Payment ID:	031120252032392910	Payment Init. Date:	03/11/2025 22:05:27
Total Amount:	70920	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8033734579246	BRN Date:	03/11/2025 22:05:40
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr PARTHO DAS
Mobile:	8240997464

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260323929118	Directorate of Registration & Stamp Revenue	70920
Total			70920

IN WORDS: SEVENTY THOUSAND NINE 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



192025260323929118

GRN Details

GRN:	192025260323929118	Payment Mode:	SBI Epay
GRN Date:	03/11/2025 22:05:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8033734579246	BRN Date:	03/11/2025 22:05:40
Gateway Ref ID:	369656219	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	031120252032392910	Payment Init. Date:	03/11/2025 22:05:27
Payment Status:	Successful	Payment Ref. No:	2002939442/4/2025
[Query No./Query Year]			

Depositor Details

Depositor's Name:	Mr PARTHO DAS
Address:	32, OLD BALLYGUNGE 1ST LANE
Mobile:	8240997464
EMail:	prattaygroup@gmail.com
Period From (dd/mm/yyyy):	03/11/2025
Period To (dd/mm/yyyy):	03/11/2025
Payment Ref ID:	2002939442/4/2025
Dept Ref ID/DRN:	2002939442/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002939442/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	2002939442/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2002939442/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				70920

IN WORDS: SEVENTY THOUSAND NINE HUNDRED TWENTY ONLY.

Major Information of the Deed

Deed No :	I-1605-01651/2025	Date of Registration	07/11/2025
Query No / Year	1605-2002939442/2025	Office where deed is registered	
Query Date	31/10/2025 1:51:46 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kartic Ch Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700031, Mobile No. : 7980375465, Status : Buyer/Claimant		
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. 6/-	Rs. 3,23,34,727/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 600/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/45, , Ward No: 093 Pin Code : 700068

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	3 Katha 14 Chatak 32 Sq Ft	1/-	2,54,76,390/-	Width of Approach Road: 40 Ft.,
Grand Total :				6.4671Dec	1 /-	254,76,390 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2879 Sq Ft.	1/-	14,57,494/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 992 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 992 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 895 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2879 sq ft	1 /-	14,57,494 /-	

Apartment Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 1/45,
Ward No: 093, Road: Gariahat Road (Jodhpur Park), Pin Code : 700068

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Area of Mezzanine Floor: 144	1/-	8,82,900/-	, Apartment Type: Mezzanine Floor Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,
A2				Area of Roof: 48	1/-	2,05,394/-	Floor No: 1, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A3				Area of Roof: 98	1/-	4,21,581/-	Floor No: 2, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed
A4				Area of Roof: 895	1/-	38,90,968/-	Floor No: 4, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed

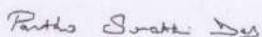
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNGLOW PROMOTERS PRIVATE LIMITED 54A, Sarat Bose Road, Unit 3A, 3rd Floor, Arrjavv Park, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.: aaxxxxx3l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS PRATTAY 32 Old Ballygunge, 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX5 , PAN No.: duxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SIDDHARTH PODDAR (Presentant) Son of Late KAMLESH PODDAR Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission of Execution: Office	Photo  Nov 4 2025 4:53PM	Finger Print  Captured LTI 04/11/2025	Signature  04/11/2025
227/1A, A.J.C. Bose Road, 4th Floor, Gardenia Home, Flat No: 4A, City:- , P.O:- Lala Lajpat Ray Sarani, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 00xxxxxxxx6988 Status : Representative, Representative of : SUNGLOW PROMOTERS PRIVATE LIMITED (as DIRECTOR)				
2	Name Shri PARTHO SARATHI DAS Son of Shri PRASANTA KUMAR DAS Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission*of Execution: Office	Photo  Nov 4 2025 4:52PM	Finger Print  Captured LTI 04/11/2025	Signature  04/11/2025
32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: DUxxxxxx4L, Aadhaar No: 00xxxxxxxx8803 Status : Representative, Representative of : MS PRATTAY (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
KARTIC CH GHOSH Son of Late C R GHOSH Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 04/11/2025	 Captured 04/11/2025	 04/11/2025
Identifier Of Mr SIDDHARTH PODDAR, Shri PARTHO SARATHI DAS			

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-144.000000 Sq Ft
Transfer of property for A2		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-48.000000 Sq Ft
Transfer of property for A3		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-98.000000 Sq Ft
Transfer of property for A4		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-895.000000 Sq Ft
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-6.46708 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUNGLOW PROMOTERS PRIVATE LIMITED	MS PRATTAY-2879.00000000 Sq Ft

Endorsement For Deed Number : I - 160501651 / 2025

On 04-11-2025

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

Presented for registration at 16:08 hrs on 04-11-2025, at the Office of the A.D.S.R. ALIPORE by Mr SIDDHARTH PODDAR ,.

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 3,23,34,727/-

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

Execution is admitted on 04-11-2025 by Mr SIDDHARTH PODDAR, DIRECTOR, SUNGLOW PROMOTERS PRIVATE LIMITED (Others), 54A, Sarat Bose Road, Unit 3A, 3rd Floor, Arrjavv Park, City:- , P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 04-11-2025 by Shri PARTHO SARATHI DAS, proprietor, MS PRATTAY (Sole Proprietorship), 32 Old Ballygunge, 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2025 10:05PM with Govt. Ref. No: 192025260323929118 on 03-11-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 8033734579246 on 03-11-2025, Head of Account 0030-03-104-001-16

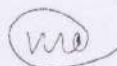
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21455, Amount: Rs.5,000.00/-, Date of Purchase: 31/10/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2025 10:05PM with Govt. Ref. No: 192025260323929118 on 03-11-2025, Amount Rs: 70,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8033734579246 on 03-11-2025, Head of Account 0030-02-103-003-02

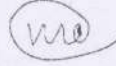


MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 07-11-2025

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.



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 75479 to 75518

being No 160501651 for the year 2025.



Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.11.19 15:53:23 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 19/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.