

5-01218

I

1174/2026



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 457135

M 457135

Q 300202/26
Ar
12/2/26

Dasgupta Enterprise
Proprietor
Debarash Dasgupta

ned that the document is admitted to
stration. The Signature sheet and the
ment sheets attached with this
ment are the part of this document.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this on 12th day of February, in the year of Two Thousand Twenty Six (2026).

Dist. Sub-Register
South 24 Parganas

12 FEB 2026

S.L. No. 2091 Date 11/02/2026

Name Deogopla Enterprise

Address 209 Bagulpara Road

Value 5000/-



Naturpally Kol-147

Govt. Stamp Vender
DEBPRASAD BISWAS
Sonarpur A.D.S.R.O., Kol.-150

Bo



Star
Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

Satyasit Das

S/o - Lt Sathon Das

RK pally

PO - RK pally

PS - Sonarpur

Kol - 700150

BETWEEN

MITHU DASGUPTA, (PAN- AXWPD 5076C), (Aadhaar No.- 8241 1098 6427) wife of Debasish Dasgupta, by caste Hindu, by nationality Indian, by occupation housewife, residing at Natun Pally Baguipara Road, P.O- Subhasgram, P.S- Sonarpur, Kolkata 700147 hereinafter called and referred to as the **LAND OWNER/ PROPERTY OWNER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, legal representatives, administrators and assigns) of the **FIRST PART.**

AND

DASGUPTA ENTERPRISE, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. - Subhasgram, P.S. - Sonarpur, Kolkata-700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASISH DASGUPTA, PAN - AGCPD 8770G,** Son of Late Subir Dasgupta, By faith - Hindu, By Nationality Indian, By Occupation -Advocate, residing at C-144 Milan Pally, P.O. & P.S. - Sonarpur, District- South 24 Parganas, Kolkata - 700 150, hereinafter called and referred to as the



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

"DEVLOPER / PROMOTER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include it successors-in-office and administrators) of the **SECOND PART.**

WHEREAS Mithu Dasgupta is the absolute owner of the land area measuring an area of 11 (Eleven) Decimal be the same a little more or less situated at Rajpur Sonarpur Municipality Ward no. 13, Holding no. 105, Touzi no. 109 on Paschim Bajdyapara Road and lying at Mouza-Sonarpur, J.L. no. 39, under R.S. & L.R.Dag No. 303 and RS Khatian No.245 , LR Khatian No 7318 under Police Station – Sonarpur District-South 24 Parganas.

WHEREAS, one Binapani Dasi being the recorded owner of the all piece and parcel of 14 decimal land on the said RS Dag no. died by leaving behind his two sons named Sâtiprasad Basu and Satibilash Basu and four daughters namely Renu Bala Dey, Uma Rani Sen, Usharani Sen and Namita Ghosh (Basu) alias Sati Ghosh who became the successor of the said land and inherited the property by the way of legal warison and enjoyed every right, title and interest over the said land by paying rent to the appropriate property regularly.



[Handwritten signature]

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

WHEREAS, the said Satiprasad Basu being the owner of the inherited property from his mother died by leaving behind his only son namely Samir Basu and only daughter namely Keya Karmakar as his legal heirs and the said Satibilas Basu being the owner of the inherited property from his mother died by leaving behind his wife Juthika Basu and two sons namely Subir Kumar Basu and Sumit Kumar Basu and only daughter Chaitali Basu as his legal heirs and the said Renubala dey being the owner of the inherited property from his mother died by leaving behind her two sons Sushil Dey and Sunil Dey and one Daughter Tulika Basu as her legal heirs and the said Uma Rani Sen being the owner of the inherited property from his mother died by leaving behind her two daughters named Mandira Singh and Madhabi Ghosh as her legal heirs and the the said Usha Rani Sen being the owner of the inherited property from his mother died by leaving behind her four daughters namely Swapna Ghosh, Tandra Roy, Krishna Ghosh and Bithi Ghosh as her legal heirs who became the successor of the said land and inherited the property by the way of legal warison and enjoyed every right, title and interest over the said land by paying rent to the appropriate property regularly

WHEREAS, the said Sushil Dey and Sunil Dey to supervise and look after their land on 2006 executed a general Power Of Attorney in favour of 1) Samir Basu, 2) Keya Karmakar, 3) Juthika Basu, 4) Sumit



[Handwritten signature]

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

Basu, 5) Subir Basu, 6) Cahitali Patra and the said Mandira Singh, Madhabi Ghosh, Swapna Ghosh, Tandra Roy, Krishna Ghosh, Bithi Ghosh and Namita Ghosh alias Sati Ghosh to supervise and look after their land on 2006 executed a general Power Of Attorney in favour of 1) Samir Basu, 2) Keya Karmakar, 3) Juthika Basu, 4) Sumit Basu, 5) Subir Basu, 6) Cahitali Patra and thereafter the said of 1) Samir Basu, 2) Keya Karmakar, 3) Juthika Basu, 4) Sumit Basu, 5) Subir Basu, 6) Cahitali Patra in respect of the abovementioned power of attorney deed sold, transferred, conveyed 4 Kathas, 2 Chittak land to Jahar Lal Kanu by the way of registered deed of conveyance by registering at A.D.S.R. Sonarpur, being no. 8775 book no. 1, CD Volume no. 25, pages 4703 to 4722 and the said Jahar Lal Kanu being the absolute owner of the said land died by leaving behind his wife named Kalyani Kanu and a daughter named Tanishqa Kanu nad a son named Yash J Kanu who there by became absolute owner of the said land and enjoyed every right, title and interest over the said land by paying rent to the appropriate property regularly.

WHEREAS, the said Kalyani Kanu, Tanishqa Kanu and Yash J Kanu by enjoying enjoyed every right, title and interest over the said land on 20/09/2023 due to the requirement of urgent money, sold, transferred, conveyed the said property to the present Land owner and Sikharani Ghosh by the way of registered deed of conveyance by




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

registering at A.D.S.R. Sonarpur, being no. 7630 book no. 1, CD Volume no. 1608, pages 154701 to 154721 thereby the present seller recorded their name in the L.R. settlement record under LR Khatian no. 6790 and 7318 respectively.

WHEREAS, the said Sikharani Ghosh on 25/11/24 due to the requirement of urgent money, sold, transferred, conveyed her share of land measuring 2 Katha 1 Chattak to the present Land owner i.e. Mithu Dasgupta by the way of registered deed of conveyance by registering at A.D.S.R. Sonarpur, being no. 9169 book no. 1, CD Volume no. 1608-2024, pages 183729 to 183745. Therefore Mithu Dasgupta (Present Owner) became the absolute owner of the 4 Katha 2 Chattak Land area of the said land and mutated her name under LR Khatian 7318 and enjoyed every right, title and interest over the said land by paying rent to the appropriate property regularly.

WHEREAS, The said Juthika Basu died by leaving her two sons namely Sumit Basu and Subir Basu and her daughter namely Chaitali Patra as her only heir and legal successors of her share of the said property and thereafter the said Sumit Basu died by leaving behind his two sons namely Suman Bose and Soumen Bose as his only heir and legal successors of his share of the said property.




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

AND WHEREAS the said Samir Basu, Keya Karmakar, Subir Basu, Suman Bose, Soumen Bose, Chaitali Patra being the owner of land measuring 2 katha 3 chittak lying at Mouza- Sonarpur, J.L. no. 39, under R.S. & L.R.Dag No. 303 and RS Khatian No.245 , LR Khatian No 6790 to supervise and look after the said land constituted Debasish Dasgupta as their lawfull attorney by registering a general power of attorney on 22nd January 2025, being no. 0525 and recorded in book no. 1, CD Volume no. 1608-2025, pages 10619 to 10633 by registering at A.D.S.R. Sonarpur.

AND WHEREAS The said Debasish Dasgupta on 7th February 2025, by the dent of the abovementioned power sold 2 Katha 3 Chittack land area to Mithu Dasgupta by registering a deed of conveyance being no. 801012 of the year 2025 recorded in book no. 1, CD Volume no. 1608-2025, pages 10619, to 10633 by registering at A.D.S.R. Sonarpur. Therefore the said Mithu Dasgupta (Present Owner) became the absolute owner of the 11 Decimal Land area of the said land and mutated her name under LR Khatian 7318 and enjoyed every right, title and interest over the said land by paying rent to the appropriate property regularly.

WHEREAS, Mithu Dasgupta became the absolute owner of the undivided share of all piece and parcel of the land measuring 11 (Eleven)




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

Decimal located at Mouza Sonarpur, J.L. no. 39, RS & LR Dag no. 303 RS Khatian No. 245 LR Khatian No. 7318 which she purchased by the way of conveyance. The Said property is seized and possessed without any disturbances or interference in any manner whatsoever of or otherwise sufficiently entitled to the said property which is free from all of encumbrances, charges, liens, lispendence, attachments, claims or demands which is described in the **FIRST SCHEDULE** herein under written.

AND WHEREAS the Owner have decided to develop the same by creating a multi-storied building having some separate and individual residential flats thereon after obtaining sanction Plan from the Rajpur-Sonarpur Municipality. But due to paucity of funds and inexperience they are searching for a suitable Developer/s, who can will carry out the said project.

AND WHEREAS the Owner herein of the One Part are not in a position to execute the work of development and as such they have decided to execute the said work of development through a Developer/Builder. And the party of the other Part herein having come to learn the intention and/or desire of the Owners and then the party of the other Part approached the Owners herein for the execution of the entire work of the development of the said property morefully mentioned in the



Adul. Dist. Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

First Schedule hereunder written under terms and conditions as mutually agreed upon by and between the Parties herein.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED RECORDED DECLARED AND CONFIRMED BY THE ABOVE NAMED TWO PARTIES HERETO AS FOLLOWS:

ARTICLE – I- DEFINITIONS

In these presents unless there is something repugnant to inconsistent with :

- 1. OWNER: MITHU DASGUPTA, (PAN- AXWPD 5076C), (Aadhaar No.- 8241 1098 6427) wife of Debasish Dasgupta, by caste Hindu, by nationality Indian, by occupation housewife, residing at Natun Pally Baguipara Road, P.O- Subhasgram, P.S- Sonarpur, Kolkata 700147 west Bengal, hereinafter called and referred to as the “ LAND OWNER/ PROPERTY OWNER ”**
- 2. DEVELOPER: SHRI DASGUPTA ENTERPRISE, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. -Subhasgram, P.S. -**




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

Sonarpur, Kolkata-700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASISH DASGUPTA, PAN - AGCPD 8770G**, Son of Late Subir Dasgupta, By faith - Hindu, By Nationality Indian, By Occupation -Advocate, residing at C-144 Milan Pally, P.O. & P.S. - Sonarpur, District-South 24 Parganas, Kolkata - 700 150, West Bengal, Hereinafter called and referred to as the "**BUILDER/ DEVELOPER**" hereinafter jointly called and referred to as the **DEVELOPER**.

3. PROPERTY: (Premises): shall mean **ALL THAT** the undivided share of the piece and parcel of Land measuring 11 (Eleven) Decimal situate at Mouza- Sonarpur, J.L No-39, under the Rajpur-Sonarpur Municipality Ward No-13, Holding No- 105, appearing to the R.S. Dag No- 303, and L.R Dag No- 303, under R.S. Khatian 245, L.R. Khatian No- 7318 more fully and particularly mentioned and described in the First Schedule hereunder written.

4. PLAN: shall mean and include the maps and plans that will be sanctioned by the Rajpur- Sonarpur Municipality for the purpose of construction into new buildings on the said property.




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

5. **BUILDING:** shall mean and include the Buildings inclusive of other structures in existent and thereafter my such construction would be made thereupon.
6. **COMMON FACILITIES & COMMON AMENITIES:** shall mean and include Corridors, Stair-Ways, Stair Case, lift, building-Passage, Path Ways, Hall Ways, Drainage, Sewerage, Septic Tanks, Septic Chamber, Sanitary Pipes, Pump House/Tube Well/Deep Tube Well (if any), water Reservoir & Overhead Water Tank, Pump and Motor, **TOGETHER WITH ALL** appurtenances thereto the land or the land with building as well as other spaces and facilities whatsoever along with the easements, quasi-easements, attached therein or which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions, maintenance and/or management of the building, save and except the roof which is jointly with the owners and the Developer in terms of this present.
7. **TRANSFER:** shall mean and include with its Grammatical variation and transfer by delivery of possession and by other



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

means so be adopted and for affecting a transfer of space in a building under the Law.

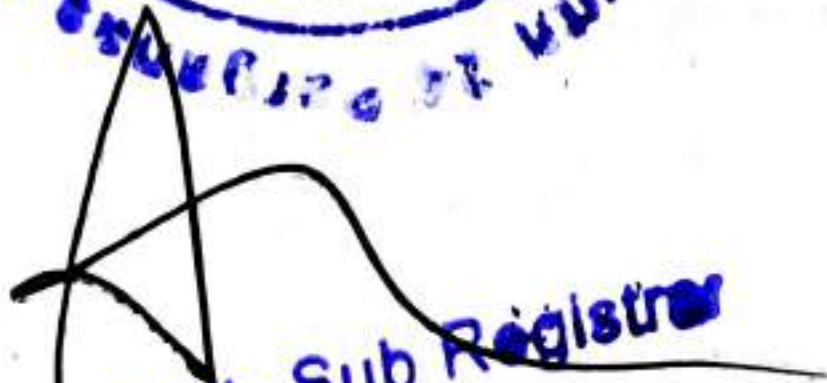
- 8. TRANSFEREE/PURCHASER:** shall mean and include person or persons or any of persons to whom any undivided portion of the said, land or any space on the proposed on the new building may hereinafter be agreed to be transferred and conveyed or on whose account any flat and/or other space in the proposed building may be created, be erected of and/or constructed by the Developer as mentioned in the definition in the clause hereof.

9. ARTICLE-II: INTERPRETATIONS

2.1. Any covenant by the land Owner and/or the Developer not to act or to act or to do anything shall be deemed to mean and include their respective obligation not to perform the said Act or Thing to be done.

2.2. **SALEABLE SPACE:** shall mean flat or flats for Residential purpose for exclusive use of Flat owners in the Building available for independent use and occupation and garage/shop excepting what is due to Owners and after making due provision for common facilities and the space required therefore.




Addl. Dist.-Sub Registrar
Sonarpur

South 24 Parganas

12 FEB 2026

2.3. **ARCHITECT** : shall mean or construe such person who may be appointed by the Developer for designing and planning the proposed building as the said premises as defined in clause 1.1 hereof.

ARTICLE-III: DATE OF COMMENCEMENT

3.1. This construction of new building shall be deemed to have commenced after execution of this agreement for construction of the building.

ARTICLE-IV:

LAND OWNER'S REPRESENTATION/OBLIGATION

4.1. The land owner is seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said land more fully written and described in the First Schedule furnished hereunder free from all encumbrances, charges, lines, lispens, claims, demands, liabilities, acquisition, whatsoever and the Owner hereby declares that with the execution of this agreement the First Schedule property handover and delivered to the Developer and the Developer will prepare plan for sanction from the Rajpur – Sonarpur Municipality and from the date of sanction building



Addl. Dist. Sub-Registrar
South 24 Parganas

12 FEB 2026

plan and after demolishing the existing building for workable Owners condition, the developer will deliver the Owner in respect of Owners' building for workable condition, the Developer will deliver the Owners in respect of Owners' allocation within 36 months from the date of the Building Sanction Plan and subject to Force Majure.

4.2. The land owners should handed over all the original document Like original Title Deeds, Mutation certificate, Municipal Assessment Book, upto dated property tax paid bill, and any Land related Original document to the Developer herein.

4.3. The land owner should pay all the Tax related Liability relating to land till the date of handing over the Vacant Possession to the Developer herein.

ARTICLE-V: DEVELOPER'S REPRESENTATION

5.1. The Developers herein relying upon the representation and assurances as hereinbefore recorded in Article IV and believing the same to be true has agreed to undertake the work of development on the said landed Property.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

11 2 FEB 2026

5.2. The Developers herein has sufficiently knowledge and expertise in the matter of development of immovable properties and construction of new building and has also arrangement of sufficient funds for carrying out the entire work of development of the said premises and the construction of the new buildings.

5.3. The Developer herein shall carry out the work of development on the said land and/or construction of the said new building as aforesaid strictly in accordance with the sanctioned plan of the Raipur- Sonarpur Municipality.

ARTICLE-VI: DEVELOPMENT WORK

6.1. The Land Owners do hereby entrust the work of development and/or making construction works on the said land to the Development herein for the consideration and on the terms and conditions contained in this Agreement herein.

6.2. The Developer shall carry out the work of development and/or making construction on the amalgamated land:-

(A) By the completion of the construction work of the new building upon the said land consisting of residential flats



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

including other spaces in or upon the said land in accordance with the sanctioned plan within 36 months from the date Building Plan and shall deliver to the land owners their proportionate share of the building in habitable condition in all respect.

(B) During the period of construction of the said project the Developer is entitled to enter into agreements for shall or other documents and to register the same before the registering authority and to receive money and/or construction from the intending buyers and/or purchasers.

(C) with the execution of this agreements the Owners hand over and deliver the vacant possession of the First Schedule property into and favour of the Development herein.

ARTICLE-VII: OWNERS'S ALLOCATION

7.1. In consideration of the said land and in consideration of the land Owners already permitted and permitting and/or allowing the Developer herein to develop the said land in the manner and on the terms and conditions herein agreed and recorded the Developer herein shall at it's own cost and expenses erect and/or construct new building or buildings thereon in or on the said land in accordance with the plan to be sanctioned by The Rajpur-




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

Sonarpur Municipality and the Owners Allocations shall mean the owners shall get an area of 45 percent of total Super Built Up area of the entire Flat area of the newly constructed building consisting of several flats, units and land underneath of the newly constructed buildings on the landed properties morefully mentioned in the First Schedule.

The owner shall get an amount of Rs. 1,00,000/- (Rupees One Lakhs Only) as a one time refundable amount at the time of signing of this agreement.

That after completion of the newly constructed building and before handing over the Owners' allocation, if it shall be found that the actual measurement of the flat of Owners is more then the agreed measurement of the flat of owners, the Owners, shall pay a proportionate sum of money to the Developer in lieu of the excess area and the same condition is equally applicable to the Developer in the then market rate.

7.2. Any extra work (specifically internal wall paint, internal work related to their allocation) done as per owners' choice the Owner shall pay that cost. The common electricity and separate meter of owners' cost are to be paid by the owners as per their share.




Addl. Dist.-Sub Registrar
South 24 Parganas

12 FEB 2026

ARTICLE-VIII: DEVELOPER'S ALLOCATION

8.1. In consideration of the Costs and expenses with regard to the construction and developing the aforesaid building in accordance with the sanctioned plan by the Rajpur Sonarpur Municipality. The Developer's allocation shall mean the remaining 55 percent of the entire area of the said newly constructed building excluding the owners' allocation appurtenant to the said new building which more fully has been written and described in second Schedule Part-II hereunder written and the developer shall be entitled to deal with and /or dispose the same in any manner whatsoever together with the said land and the Building.

8.2. The Developer shall be entitled to accepted and receive advance and/or earnest money with regard to transfer of Developer's allocation from the intending Purchaser and the land Owners hereby grant consent and absolute authority for the same in favour of the Developer.

8.3. After completion of entire construction, the Developer may construct another floor upon the roof of the newly constructed building provided that after getting proper sanction from the competent authority and the ratio of the Owners and the




Addl. Dist.-Sub Registrar
Sonarpur
28 Parganas

12 FEB 2026

Developer allocation will be same in respect of the said newly constructed floor.

ARTICLE-IX: DEVELOPER'S OBLIGATIONS

9.1. The Developer herein at its own costs and expenses will apply to obtain the sanctioned building plan from The Rajpur-Sonarpur Municipality for the purpose of development and/or construction of new buildings on or upon premises.

9.2. The Developer shall defend or contest all or any suits, appeals, and all legal proceedings and/or litigations if there be any in connection with the said land and development thereof and/or constructions of the proposed new building either against the Land Owners or the development or any party concerned and for which the all expenses shall borne and paid by the Owner and Developer equally.

9.3. It is agreed and made clear that the Land Owners herein shall not in any manner be liable and/or responsible for the costs, charges and expenses for the development of the said premises and/or the construction of the proposed new building and in this regard. The Developer hereby agrees to keep the Owners absolutely indemnified and harmless.



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

9.4. The Developer herein shall keep the Owners absolutely indemnified and harmless against all actions, claims and demands, which may arise due to any deviation and/or violations of the Municipal Corporation laws.

9.5. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remunerations of all Mistries, masons, Supervisors, Architects, Contractors, Engineers, Chowkidars and other employees and staff as may be retained appointed and/or employed the Developer and in this Developer and in this regard the Owners shall not in any manner be responsible.

9.6. The developer herein shall be responsible to arrange finance and/or moneys as may from time to time be required for the work of development and/or construction of the proposed new Buildings. The Developer shall not in any way create any encumbrances or charge over the said land.

9.7 Time is the main essence of this agreement and this has been agreed by and between the parties herein that after execution of this agreement the Developer will take necessary step to obtain




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

the sanctioned plan from appropriate authority and the Developer will complete the entire construction work within 36 months from the date of Building Sanction Plan.

9.8 During Construction of the building the Developer shall accommodate the Owners in such suitable places at the cost of the Developer but after completion of the said project the Owners allocation will be handed over the Owners

ARTICLE-X: OWNER'S OBLIGATION AND COVENANTS

10.1. The land Owner shall sign and execute all applications and other papers and Documents as may be required for obtaining sanction plan construction of the proposed New building at the said Premises.

10.2. The Land Owner shall render their best co-operation and subsistence to the Developer with regard to the development and construction as aforesaid as may from time to time be required if the Development dose not violates, ignores any of the agreed terms and conditions here in this agreement present.

10.3. The Land Owner shall sign and execute all applications, Letters and other papers and Documents as may be required for




Addl. Dist.-Sub Registrar
Sonairpur
South 24 Parganas

12 FEB 2026

obtaining telephone, Electricity and water connection drainage connection as well as other public service in or upon proposed New Buildings on the said land for habitable purpose.

10.4 The Land Owner shall from time to time, all times execute and register appropriate Deed of Conveyance, transferring and/or conveying undivided proportionate share and/or interest in the said land in favour of the Developer and/or nominees/assigns and for the intending Purchaser in relation to the respective flats/car parking space/shop, roof and other spaces in regard to Developer's Allocation which such intending purchaser would agree to acquire the identified portion from the Developer's Allocation.

10.5. The Land Owner shall not in any manner object or obstruct for carrying out of the further development work of the said land and/ or the construction of the said building by the Developer, herein. The owners are bound to pay the cost of registration, mutation, and other development charge to developer at the time of handover and The Owners herein shall not permit other than the Developer to anyone to do any act, deed, matter, thing which may in any manner cause hindrance or obstruction in the matter




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

2 FEB 2026

development of the said land and/or construction of the new building proposed by the Developer.

10.6. The Land Owner herein shall not in any manner encumber, mortgage, charge or otherwise deal with or dispose of the said land and/or the said land or any portion thereof, pending this agreement and/or the development work.

AND THE OWNERS HEREBY FURTHER AGREES AND COVENANTS WITH THE DEVELOPER as follows:

- a) Not to cause any interference in the construction work of the proposed building at the said premises by the Developer provided that the proposed building is constructed in accordance with the specification of work mentioned in the Fourth Schedule hereunder written.
- b) To empower and authorize the Developer inter alia to the, exercise, execute and perform all and every act, deed and thing and purpose for and on behalf of the Owners in connection with the development of the said premises, as lawful constituted attorney on behalf of the Owners, in the manner are as follows:



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

- i. To sign, execute and submit all papers, documents for the purpose of proposed building plans, undertaking and declarations as may be required to be submitted for sanction of requisite building plan or plans or modifications other complement thereof by the Rajpur – Sonarpur Municipality or authorities.
- ii. To appear and represent the Owners before various authorities and departments of the Rajpur – Sonarpur Municipality namely drainage, water, survey, valuation, assessment, fire brigade, tax collection and Revenue Department, Rajpur- Sonarpur Municipal authority and all other authorities concerned having jurisdiction over the said premises and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charges in the appropriate departments and withdraw and receive document and money.
- iii. To negotiate on terms for and to enter and conclude and execute from time to time agreement or agreements for sale or transfer of flats, rooms and space concerning Developer's allocation reserved by and under this agreement with the




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

intending purchaser or purchasers such price and/or consideration as the Developer in it's absolute discretion think best and property and also to cancel and repudiate such agreement or agreements.

- iv. To receive from the intending purchaser of purchasers earnest money and/or advance and also the balance purchase money in completion of such sales and give receipts thereof.
- v. To represent the Owners before and Notary Public, Sub-Registrar or Registrar of Assurance, Kolkata for registration and acknowledge and register sale deeds, instruments and writings in respect of Developer's allocation in the proposed building for and on our behalf of the Owners and to admit the execution thereof and to the all other acts and deeds in that behalf as may or be to the Developer may seem necessary and expedient.
- vi. The owners hereby further declare, to execute a separate register development power of attorney in favour of the Developer or its nominated person to sell, transfer and convey the Developer's allocation.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

• 12 FEB 2026 •

ARTICLE-XI: DEVELOPER'S RIGHT

11.1. The Developer herein shall be entitled to represent the land Owners before the Rajpur – Sonarpur Municipality, Police Authorities as well as all other Government Authorities as may from time to time be necessary or required for the purpose of carrying out the development work and/or construction of the proposed new buildings at the amalgamated premises.

11.2. The Developer herein shall be entitled to apply for and obtain all necessary sanctioned permission and/or No objection certificate from the Appropriate Govt. Authorities and/or departments as may from time to time be necessary or required.

11.3. The Developer herein shall be entitled at its description to retain appoint and employ such persons, mistries, architects, engineers, contractors, manager, supervisors, durwans, and other employees for the purpose of carrying out the work of development of the constructions of new building the Developer shall at its description as desire.

11.4. The Developer herein shall be entitled from time to time to obtain necessary modification and/or Rectification duly sanction from the Rajpur – Sonarpur Municipality or other appropriate Govt. Authorities and or departments for the purpose of



add. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB '2026

completion of the development work and/or construction of new building.

11.5. The Developer herein shall be entitled to erect and/or construct the said New Building and/or the several Residential Flats/Car Parking Spaces and other spaces of the new building pertaining to the Developer's Allocation for and on account and on behalf of the intending Buyers and/or Transferee or on its account at its sole discretion.

11.6 The intending purchaser and/or Transferee of the Developer's Allocation in respect of the residential flats/Car Parking Spaces and other Spaces of the new building shall be entitled to proportionate undivided share and/or interest of the said land.

11.7. The Developer herein shall be at liberty and at its discretion to negotiate with the intending Buyers/Transferees and further to enter into Agreement for Sale and/or transfer of the Developer's Allocation in respect of the residential flats/Car Parking space and other spaces of the proposed new Building and to receive and/or realize the Earnest Moneys, Part Payments and



addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

other consideration Moneys and appropriate the same without any objection by or on behalf of the Owners.

11.8. The Developer herein shall be at liberty and at its own description has the right to give mortgage/lien/hypothecate with the interest parties exclusively from the part and portion of Developer's Allocation's only without disturbing Owners' Part of allocation.

ARTICLE-XII: RATES AND TAXES

12.1 Henceforth, The Developer and/or Buyers and/or Buyer and/or Transferee of flats and other spaces in the New Building in respect of Developer's allocation shall bear and pay the proportionate amount of the out of Buyer. Municipal Taxes and other rates and taxes and taxes whatsoever on the basis, on the areas of the flats and other spaces of the said new buildings and the etc. etc. for Owners also will pay proportionate amount of the Municipal taxes and other rates and taxes whatsoever on the basis areas of the flats and other spaces of the said new buildings in respect of Owners' allocation.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

ARTICLE-XIII: POSSESSION TO THE LAND OWNERS

13.1. This has been agreed by and between the parties herein that the Development will **give** the Land Owners the possession **of** the Owner's Allocation in a ready and tenable condition within 36 months from the date of Building sanction Plan and before delivery of possession of the Owner's allocation to the Owners a fresh agreement will execute with the Developer for earmarked the Owners allocation which will be delivered to the Owner.

ARTICLE-XIV: TRANSFER

14.1. The Land Owner hereby agree to transfer and convey the Developer's Allocation in the said Building and/or in said land and/or its rights, title and interest respect thereof in favour of the developer and/or it's transferee(s) and/or Buyers of flat or other spaces in respect of the Developer's Allocation in the new building, who may be recommended for the purpose by the Developer; at or for the consideration as hereinbefore state, provided Land Owner get their Allocation in time with full satisfaction as per the terms agreed upon. But provided that Land Owner allotted flat area shall be given to the Owners separately to each of them and also separate possession letter so that they can mutate their names separately.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

ARTICLE-XVI: STAMP & REGISTRATION FEES

15.1 The Developer and/or transferees and/or buyers of flats and other space in respect of the Developer's allocation in the new building shall bear and pay stamp duty and registration charges and other costs expenses for and on account of the execution and registration of the proposed Deeds of Transfer by the land Owner in respect of the proportionate undivided share in land and/or super structure.

ARTICLE-XVI: DOCUMENTATION

16.1. All transfer, deeds as may from to time to time required to be signed, executed, and registered by the Owners conveying and/or transferring their rights, title and interest in or in respect of the said land and/or the said premises and all other deeds, documents, and instruments shall be prepared by the Ld. Advocated as may be decided upon by the Developer.

16.2. All fees, costs charges and expenses for proportionate of the proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer and/or the Transferee of flats including the proportionate share of land and other spaces in the Building in interest of Developer allocation.



Add. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

16.3. In all transfer deed from time to time should be required to execute and should be registered against the developer's Allocation. The Developer shall joint or caused to be joined as confirming Party, if so be advised.

ARTICLE-XVII: ARBITRATION

17.1. In case of any dispute of differences between the parties hereto the same shall be transferred to arbitration for adjudication under the provisions of the India Arbitration Act, 1940 and subsequent amendments thereof will be applicable herein. And the Ld. Advocate of this document will act as an Arbitration.

ARTICLE-XVIII: JURISDICTION

18.1. The Court at Kolkata alone actions, suits and proceedings siring out of these present between the parties hereto.

ARTICLE-XIX: FORCE MAJURE

19.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" and



addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

shall be suspended from the obligation during that duration of the "FORCE MAJURE"

19.2. "FORCE MAJURE" shall mean flood, Earthquake, Riot, War, Strom, Tempest, Civil commotion, strike and/or any other Act or Commission beyond the control of the Parties hereto.

ARTICLE-XXI: MISC.CONDITION AS AGREED UPON

20.1. The developer shall put Owners in undisputed possession of Owner's Allocation together with the rights, in common to the common facilities and amenities within the time as specified in Article XIV

20.2 The owners shall be entitled to transfer or otherwise deal with the Owner's Allocation in the Building.

20.3. The developer is also exclusively entitled to it's Developer's Allocation in terms of this contract within this, building with exclusive with Right to transfer or otherwise deal with or dispose of the same without any right, 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



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

20.4. The Developer shall be entitled to invite parties for purchase of flats to the building to be constructed by the Developer and receive call Money and such other Moneys as would be offered by such party or parties for purchase of flats or flat and shall also be entitled to have Registered Power of Attorney to be executed by the Owners at the cost of the Developer authorizing the Developer to shall the undivided interest in the Schedule mentioned plot proportionately to the flat Owners on taking full consideration Money from each Buyer or Buyers and execution proper Deed of Conveyance.

20.5. The Developer shall install and erect in the said building at it's own costs, pump, tube-well, submersible pump, motor, water storage, tanks electrifications, temporary electric connection from the authority concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building having self-contained apartments and for sale flats therein on "OWNERSHIP" and as mutually agreed.

20.6. The Developer and the owners have entered into this Agreement purely as a contract and nothing contained shall deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

20.7. Any Notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid Regd. Post to the last known address of the Developer.

20.8. (The Developer shall for the management and administration of the said building or building and/or common parts thereof The Owners hereby agrees to abide by all the Rules and Regulations to be formed by any Society/Association /Holding Association and/or any other Organization where Owners. & all New all be in charge of such management of the affairs of the building or buildings, and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulation.

20.9. As and from the date of completion of the construction of the building the Developer and/or it's transferees shall each and/or either party be liable to pay and bear proportionate charges on account of Ground rent and other taxes payable in respect of their respective spaces.



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

20. 10. The Building is to be constructed by the Developer in accordance with the specification hereunder written.

20.11. The Developer, if needed may borrow money/monies from any financial institution/s, Bank, Private Party, by giving hypothecation/lien/mortgage only the constructed part of the proposed new building against his (developer's) Allocation as mentioned Article VIII, hereinbefore, without infringe the right of owner's/Landlady Allocation as fully mentioned in Article VII, herein before.

And also without infringe the right title of the land on which the proposed new building will be constructed as more fully mentioned in the first Schedule hereinafter. Or more clearly to mention, the developer will be allowed to borrow money/monies through giving mortgage/lien/hypothecation against the construction of newly proposed building only to the extend of Developers Allocation and not for land as a whole or any part thereof, and for owner's Allocation and the Developer shall be entitled to borrow money from any Bank without creating any financial liability on the owners or affecting right.



Add. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

ARTICLE-XXII: OWNER'S INDEMNITY

21. The owners do the hereby undertake that the Developer shall entitled to the said construction and shall enjoy its allocated space without any interference or disturbances or disturbances, provided the Developer performs and fulfils all the terms and conditions herein contained and/or on it's part to be observed and performed.

ARTICLE-XXIII:DEVELOPER'S INDEMNITY

22.The Developer hereby undertakes to keep the owners indemnified against all Third party claims viz. All supplier or building Materials and actions arising out of the Developer's actions with record to the Development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the land and Premises)

ALL THAT piece and parcel of undivided share of Bastu land measuring about 11 (Eleven) Decimal be the same a little more or less situated at Rajpur Sonarpur Municipality Ward no. 13, Holding no. 105, Touzi no. 109 on Paschim Baidyapara Road and lying at Mouza-



Adl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

Sonarpur, J.L. no. 39, under R.S. & L.R.Dag No. 303 and RS Khatian No.245 , LR Khatian No 7318 under the limits of Rajpur-Sonarpur Municipality, Ward No. 13, Kolkata- 700150.

BUTTED AND BOUNDED

ON THE NORTH : Land of same dag no
 ON THE SOUTH : Land of same dag no
 ON THE EAST : 20 ft Purba Baidya Para Road
 ON THE WEST : Land of RS Dag no 300 and 301

THE SECOND SCHEDULE ABOVE REFERRED TO PART-I (OWNERS ALLOCATION)

ALL THAT the Owner Allocations shall mean that the owner will get an area of 45 percent of the total Super Built Up area of the entire Flat area of the newly constructed building consisting of several flats, units and land underneath of the newly constructed buildings consisting of several of flats.

The owner shall get an amount of Rs. 1,00,000/- (Rupees One Lakhs Only) as a one time refundable amount at the time of signing of this agreement.




Add. Dist.-Sub Registrar
Sonarpur

South 24 Parganas

12 FEB 2026

PART-II
(DEVELOPER'S ALLOCATION)

ALL THAT the developer shall get the share of 55 percent of the entire area of the newly constructed building excluding the Owner's allocation of the entire of all property to be constructed at the aforesaid premises save and the constructed area on the different floors of the newly constructed buildings on the landed properties more fully mentioned in the First Schedule herein above.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. All costs of maintenance, operations, repairs, replacement services and white painting rebuilding reconstruction decorating redecorating of all other common areas/parts its fixtures fitting electrical wiring and equipment's in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purpose including security, electrician,, maintenance, plumber, administration of the building, accountant, clerks, and gardeners. Sweepers, lift man etc.
3. Insurance premium for insuring the building and every part thereof against earthquake, damages, fire lightening, mob violence, civil commotion, etc. if insured.
4. Expenses for supplies of common utilities electricity water charges etc. payable to any concerned authorities and/or organization and payment of all charges incidental thereto.




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

60
12 FEB 2026

5. Sinking fund and other contributions, if any
6. Municipal corporation and other rates and taxes levies and all other outgoing save those which would be separately assessed and/or incurred in respect of any unit or portion of lands.
7. All such other expense and outgoings as are deemed by the Developer and/or the Association to be necessary for incidental thereto
8. Electricity expenses for lighting all the common parts outer wall of the building parking space and for operation of all the common areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common parts/Common Areas and facilities)

1. Drains and sewers from the premises to the Rajpur- Sonarpur Municipality Duct.
2. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
3. The drivers, durwans, maintenance staff rest room with electrical wiring switches and points fittings and fixtures, (if any).
4. Boundary walls of the premises including outside of the walls of the building and main gates.
5. Water pump and motor with installation and room therefore.
6. Water pump Reservoir, overhead tanks and pipes and other common plumbing installations and spaces required thereto.



Addl. Dist.-Sub Registrar
Sonarapur
South 24 Parganas

12 FEB 2026

7. Electrical wiring meters and fitting and fixture for lighting the staircases lobby and lift and other common area (excluding those as are installed for any particular unit and spaces required therefore.
8. Windows/doors/grills and other fittings of the common area of the premises.
9. Such other common parts areas equipment's installations fixtures fittings covered and open space in or about the said premises and/or building as are necessary for passages to or use and occupancy of the units as are easement of necessary.

THE FIFTH SCHEDULE ABOVE REFERRED
(Specification)

- STRUCTURE :** The Building shall have a R.C.C. framed structure of isolated spread footing.
- BRICK WALL:** All exterior brick work shall be 8" thick with bricks, all partition shall be 3" or 5" thick with bricks.
- Vitrified Tiles** flooring to all floor 4" height skirting to all rooms and 5 1/2 Tiles to bath and latrine and 18' height Tiles above cooking platform and sink.
- PLASTER :** The outside of the building will have sand and cement plaster (1:6).




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

- DOOR & WINDOWS:**
1. Main entrance door
 - a) Commercial Flush Door (wooden) painted both sides only primer.
 - b) Wooden doorframe, salwood. Collapsible Gate.
 2. Other Doors:-

- a) Commercial flush door painted both sides.
- b) Wooden door frame salwood.

3. Main door (wooden) of the flats shall be 35 mm. thick Flush door.

- a) **Aluminum** window with guard bar as per approved design of Architect.
- b) All windows shall have translucent Glass.
- c) All the verandah of the flats will have 3' ft. height railing.

WHITE WASH AND COLOUR WASH

The building shall be painted externally with snowchem/ colourchem. The inside of the flat shall be plastered of paris on the plaster surface. Color of the building will be decided by both parties.



Addl. Dist-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

- TOILET :** 1.One European type white commode (Hind ware) and one white plastic cistern in each toilet.
- KITCHEN :** 1.One kitchen steel sink.
2. One Tap.
Kitchen black stone working platform designer tiles 3'ft.height glazed above the working Platform with steel sink.
- ELECTRICAL :** Concealed wiring (insolated copper wire).
- BED ROOM :** Two light points, one fan point, one 5 Amp plug point.
- DRAWING-CUM-DININGROOM** Three light points, two fan points, one 5 Amp plug point, and one 15 Am.plug point, one fridge point.
- KITCHEN :** One light point in kitchen room, one 15 Amp plug point one exhaust point.
- TOILET :** One exhaust fan point each.
- BALCONY:** One light point.
- PERSONAL METER :** Total cost of personal meter -will be paid by the flat Owners



Addl. Dist.-Sub Registrar

Sonarpur

South 24 Parganas

12 FEB. 2026.

WATER SUPPLY

One R.C.C. overhead reservoir will with a be provided on the Top of the last acervoir. pace abel. along & Ground! roof as per design. The suitable electrical pump with motor will be installed at Ground floor to deliver water to overhead reservoir, made by (Crompton Greaves)

All electrical switches, wires etc. will be made of Havel's/Finolex. There will be provided every one electrical point for all types of electrical equipment in the fiat. One A.C. electrical MCB point will be provided in the flat. Electrical safety & protection Device (MCB) will be provided of electrical points in the flat.

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



Adl. Dist. Sub Registrar
Sonapur
South 24 Parganas

12 FEB 2026

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

SIGNED SEALED AND DELIVERED by the
Above named parties at Kolkata in the
Presence of Witnesses.

1.

2. Akashdeep Nath
S/o- Lt Minu K Nath
Subhagnam
Kolkata-147.

Mithu Das Gupta

SIGNATURE OF THE OWNER

Dasgupta Enterprise

Debaraj Das Gupta
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me.

Akashdeep Nath
Advocate
F/971/730/2023
Alipore Judges Court



Handwritten signature
Addl. Dist.-Sub Registrar
Sonarpur
North 24 Parganas

12 FEB 2026

MEMO OF CONSIDERATION

The Party of the **FIRST PART** has received an amount of Rs. 1,00,000/- (Rupees One Lakhs) only as earnest money from the party of the **SECOND PART/DEVELOPER** as the consideration amount via cash on this 12th day of the year 2026

Total Amount: 1,00,000/- (Rupees One Lakh only)

NAME AND ADDRESS

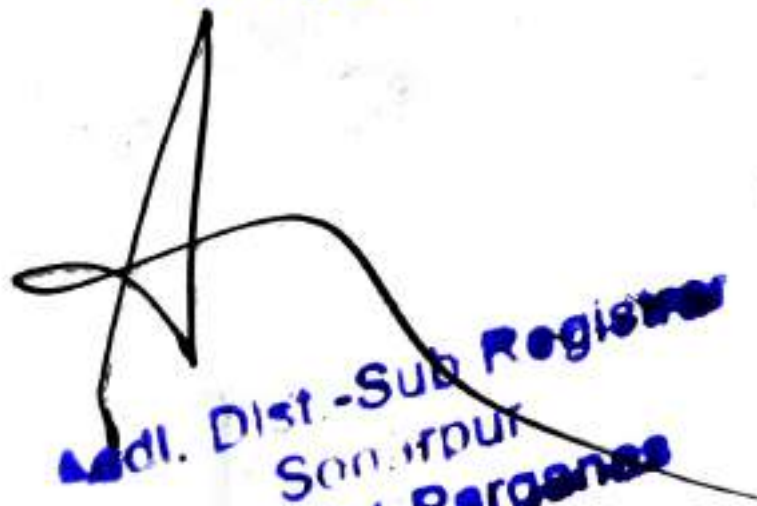
OF WITNESSES

1. Satyajit Das
S/o - Lt Sadhan Das
RK Pally
PS - Sonarpur
Kolkata - 700 150
2. Akarhdeep Nath
S/o - Lt Mintu Nath
Subhagnam
Kolkata - 147

Mithun Das Gupta

SIGNATURE OF THE FIRST PARTY




Addl. Dist.-Sub Registrar
South 24 Parganas

12 FEB 2026



	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME: MITHU DAS GUPTA SIGNATURE: Mithu Das Gupta



	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME: DEBASISH DAS GUPTA SIGNATURE: Debasish Das Gupta



PHOTO

	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME: SIGNATURE:



PHOTO

	Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME: SIGNATURE:



Addl. Distl.-Sub Registrar
Sonarpur
South 24 Parganas

12 FEB 2026

SITE PLAN AT MOUZA- SONARPUR, J.L. NO.- 39, R.S. & L.R. DAG NO.- 303 (P), R.S. KHATIAN NO.- 245, L.R. KHATIAN NO.- 6790, P.S.- SONARPUR, DIST.- SOUTH 24 PARGANAS, UNDER RAJPUR- SONARPUR MUNICIPALITY, WARD NO.- 13.

LAND AREA= 2 KA 3 CH (M/L) MARKED BY RED BORER
ASBESTOS SHED AREA= 100 S.FT. (M/L)

SCALE: 1"= 22'-0"



Mitteln Das Gufte

Deborah D. Cooper

RE-DRAWN BY:-

Dibakar Mandel
4-2-25

DIBAKAR MONDAL
SURVEYOR, BUILD. PLANNER
REGD. NO.- 1969/ 2021
SONARPUR, KOL- 150



Addl. Distl.-Sub Registrar
Sunarpur
Sonbhat 24 Parganas

12 FEB 2026



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



192025260472643628

GRN Details

GRN:	192025260472643628	Payment Mode:	SBI Epay
GRN Date:	12/02/2026 14:22:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6272545918023	BRN Date:	12/02/2026 14:22:50
Gateway Ref ID:	CHW1338734	Method:	State Bank of India NB
GRIPS Payment ID:	120220262047264361	Payment Init. Date:	12/02/2026 14:22:27
Payment Status:	Successful	Payment Ref. No:	2000300202/3/2026
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DEBASISH DASGUPTA
Address: SONARPUR, PIN:- 700147
Mobile: 9875435367
Period From (dd/mm/yyyy): 12/02/2026
Period To (dd/mm/yyyy): 12/02/2026
Payment Ref ID: 2000300202/3/2026
Dept Ref ID/DRN: 2000300202/3/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000300202/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000300202/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	1600
3	2000300202/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 3921

IN WORDS: THREE THOUSAND NINE HUNDRED TWENTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1608-01174/2026	Date of Registration	12/02/2026
Query No / Year	1608-2000300202/2026	Office where deed is registered	
Query Date	04/02/2026 2:52:05 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Akashdeep Nath J. N. Bose Road, Subhasgram,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700147, Mobile No. : 9875435367, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 49,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 1,600/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PASCHIM BAIDYAPARA, Mouza: Sonarpur, JI No: 39, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-303 (RS :-)	LR-7318	Bastu	Bastu	11 Dec	2/-	49,50,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					11Dec	2 /-	49,50,000 /-	

Land Lord Details :

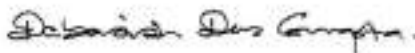
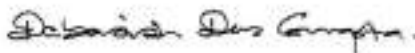
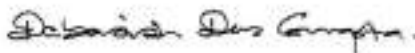
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Mithu Dasgupta Wife of Mr Debasish Dasgupta Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office	Photo 	Finger Print  Captured	Signature 
		12/02/2026	LTI 12/02/2026	12/02/2026

Baguipara Road, Natun Pally, City:- Not Specified, P.O:- Subhasgram, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: axxxxxxx6c, Aadhaar No: 82xxxxxxxx6427, Status :Individual, Executed by: Self, Date of Execution: 12/02/2026 , Admitted by: Self, Date of Admission: 12/02/2026 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dasgupta Enterprise 204, Baguipara Road, City:- Rajpur-sonarpur, P.O:- Subhagram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147 Date of Incorporation:XX-XX-2XX6 , PAN No.: agxxxxxx0g, Aadhaar No: 78xxxxxxxx5263, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mr Debasish Dasgupta (Presentant) Son of Late Subir Dasgupta Date of Execution - 12/02/2026, , Admitted by: Self, Date of Admission: 12/02/2026, Place of Admission of Execution: Office</td><td> Feb 12 2026 4:39PM</td><td> Captured LTI 12/02/2026</td><td> 12/02/2026</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Mr Debasish Dasgupta (Presentant) Son of Late Subir Dasgupta Date of Execution - 12/02/2026, , Admitted by: Self, Date of Admission: 12/02/2026, Place of Admission of Execution: Office	 Feb 12 2026 4:39PM	 Captured LTI 12/02/2026	 12/02/2026	Baguipara Road, Natun Pally, City:- Rajpur-sonarpur, P.O:- Subhasgram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: agxxxxxx0g, Aadhaar No: 20xxxxxxxx9836 Status : Representative, Representative of : Dasgupta Enterprise (as sole proprietor)		
Name	Photo	Finger Print	Signature									
Mr Debasish Dasgupta (Presentant) Son of Late Subir Dasgupta Date of Execution - 12/02/2026, , Admitted by: Self, Date of Admission: 12/02/2026, Place of Admission of Execution: Office	 Feb 12 2026 4:39PM	 Captured LTI 12/02/2026	 12/02/2026									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Satyajit Das Son of Late Sadhan Das R K Pally, Uttar Dashani Para, City:- Rajpur-sonarpur, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 12/02/2026	 Captured 12/02/2026	 12/02/2026

Identifier Of Mrs Mithu Dasgupta, Mr Debasish Dasgupta

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Mithu Dasgupta	Dasgupta Enterprise-11 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PASCHIM BAIDYAPARA,
Mouza: Sonarpur, JI No: 39, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 303, LR Khatian No:- 7318	Owner:মিঃ দাশগুপ্ত, Gurdian:লবাসীষ , Address:মিঃ , Classification:বাড়ি, Area:0.11000000 Acre,	Mrs Mithu Dasgupta

On 12-02-2026

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 15:55 hrs on 12-02-2026, at the Office of the A.D.S.R. SONARPUR by Mr Debasish Dasgupta .

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 49,50,000/-

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

Execution is admitted on 12/02/2026 by Mrs Mithu Dasgupta, Wife of Mr Debasish Dasgupta, Baguipara Road, Natun Pally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by Profession House wife

Identified by Mr Satyajit Das, , Son of Late Sadhan Das, R K Pally, Uttar Dashani Para, P.O: R K Pally, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 12-02-2026 by Mr Debasish Dasgupta, sole proprietor, Dasgupta Enterprise (Sole Proprietorship), 204, Baguipara Road, City:- Rajpur-sonarpur, P.O:- Subhagram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147

Identified by Mr Satyajit Das, , Son of Late Sadhan Das, R K Pally, Uttar Dashani Para, P.O: R K Pally, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,600.00/- (B = Rs 1,000.00/- ,E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 1,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2026 2:22PM with Govt. Ref. No: 192025260472643628 on 12-02-2026, Amount Rs: 1,600/-, Bank: SBI EPay (SBIEPay), Ref. No. 6272545918023 on 12-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2091, Amount: Rs.5,000.00/-, Date of Purchase: 11/02/2026, Vendor name: D Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2026 2:22PM with Govt. Ref. No: 192025260472643628 on 12-02-2026, Amount Rs: 2,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 6272545918023 on 12-02-2026, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2026, Page from 29517 to 29571
being No 160801174 for the year 2026.



AC

Digitally signed by ARINDAM CHAKRABORTY
Date: 2026.02.13 16:05:48 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 13/02/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.