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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

19 FEB 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19th day of February, 2025 (Two Thousand Twenty Five),

BETWEEN

17900

14 FEB 2025

No..... ₹ 100/- Date.....

Name : Avra Sengupta

Advocate

Address : Alipore Police Court Kol-27

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

19 FEB 2025

(1) **SRI PRABIR GUPTA, (PAN- AXDPG8072E, AADHAAR - 9553 4375 2417), (Mobile No. 9748961487)**, son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, (2) **SRI DHIMAN GUPTA, (PAN- AXQPG1634B, AADHAAR - 7433 1261 6583), (Mobile No. 9088285842)**, son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, (3) **SRI ANUP GUPTA, (PAN- BLMPG1197A AADHAAR - 8722 4909 1405), (Mobile No. 90077 15670)**, son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, all are residing at 160/33, Kailash Ghosh Road, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, District: South 24 Parganas, and (4) **SRI ARIJIT SENGUPTA, (PAN - FIBPS5578D, AADHAAR - 3248 0124 5297)**, son of Late Anup Kumar Sengupta and Late Lakshmi Sengupta, by faith- Hindu, by occupation- Service, by nationality- Indian, both residing at 41, Sarat Basu Road, Post Office- Raj Bari Colony, Kolkata- 700081, hereinafter jointly and collectively called and referred to as the **OWNERS/FIRST PARTIES** (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and or assigns) of the **ONE PART;**

AND

R R DEVELOPERS (PAN- AASFRO735R) a registered Partnership Firm having its registered Office at 1/1, Kailash Ghosh Road, House No. 79, Post Office -Barisha, Police Station - Haridevpur, Kolkata-700008, represented by its Partner Namely (1) **SMT. ANJANA SEN (PAN- CSFPS5884M) (Aadhaar no.- 6775 0586 6640)** wife of Sri Narayan Chandra Sen, (2) **SRI NARAYAN CHANDRA SEN (PAN-AVEPS4497A) (Aadhar No. 4315 9751 5955)** son of Sri Ramendra Mohan Sen, both by Occupation- Business, by faith Hindu, by Nationality- Indian, residing at 1/1 Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station - Haridevpur, Kolkata - 700008, District -South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which



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expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its Successors-in-Office and assigns) of the **OTHER PART.**

WHEREAS on 13th April 1933 (Bengali Era 29th Chaitra 1339) one Satish Chandra Sharma purchased by one registered Deed of Sale, from Smt. Dharana Sundari Das, a recorded tenant ALL THAT piece and parcel of land measuring 33 Decimals and 56 Decimals being total land measuring 59 Deciamls more or less, comprising C.S. Dag No. 903 and 901, appertaining to Khatian No. 1608 and 1556/1, respectively, lying and situated at Mouza-Purba Barisha, J.L. No. 23, R.S. No. 43, within the jurisdiction of the then South Subarban Municipality, now within the jurisdiction of the Kolkata Municipal Corporation, under Ward No. 123, and is/was thus lawfully seized and possessed of otherwise sufficiently entitled to the aforesaid property;

AND WHEREAS on 28th February, 1934 the said Satish Chandra Sharma transferred and conveyed aforesaid property by registered Deed of Gift unto and in favour of his four nephews namely Sushil Kumar Gupta, Santosh Kumar Gupta, Basanta Kumar Gupta and Sudhir Kumar Gupta and thereby predecessor-in-interest became absolute owners of entire landed property and were in possession in ejmali;

AND WHEREAS the aforesaid four brothers while in enjoyment of possession in ejmali and for the benefit of their own occupation and to avoid future complications they got their aforesaid property more fully and particularly described in the Schedule-'A' hereunder written in the said Partition Deed and as per annexed Map, the said Deed of Partition registered in the office of Sub-Registrar, Alipore, recorded in Book No. 1, Volume No. 40, Pages from 101 to 105, Being No. 2029 for the year 1956;

AND WHEREAS in terms of said registered Deed of Partition, Sudhir Kumar Gupta, since deceased, was allotted ALL THAT piece and parcel of danga land measuring about 5 (five) Cottahs 25 (twenty five) Square Feet more or less, more fully described in 'CHA' Schedule of partition Deed but recorded in K.M.C as land area 4 (four) Cottahs 15 (fifteen) Chittaks and presently as per



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physical measurement and BLRO record the land area is 4 Cottah 9 Chittak 8.136 Sq.ft. more or less, together with structure standing thereon, which is lying and situated at Mouza- Purba Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 1608, appertaining to Dag No. 903, out of the total land measuring 33 decimals comprised in the said Dag marked and known as Plot No. 1 at present known as premises No. 32, Kailash Ghosh Road, under Ward No. 123, within the jurisdiction of the Kolkata Municipal Corporation, Police Station- Haridevpur, Kolkata- 700008, free from all encumbrances;

AND WHEREAS while in enjoyment of possession of the aforesaid demarcated 'CHA' Schedule property of the said Deed of Partition, the said Sudhir Kumar Gupta got his name mutated in the record of B.L.R.O. and became recorded owner having four annas share of land measuring 8 Decimal more or less, out of total land measuring 33 Decimals as per Record of Right published under Sub-Section (2) of Section 44 of the Estate Acquisition Act I of 1954;

AND WHEREAS while in possession of the said landed property more fully described in the Schedule-A' hereunder written, as an absolute owner the said Sudhir Kumar Gupta died intestate on 04.12.1983 leaving behind his predeceased wife and three sons namely Prabir Gupta alias Raghunath Gupta, Dhiman Gupta, Anup Gupta and only daughter namely Lakshmi Sen Gupta who became the joint owners having undivided and un-demarcated 1/4th share each and are thus seized and possessed the schedule land jointly i.e. 0.0189 satak each, at present as per physical measurement, more fully and particularly described in the Schedule hereunder written;

AND WHEREAS the present owners of one part have got their name mutated in the B.L.R.O. and as well as in the record of the Kolkata Municipal Corporation being premises No. 32, Kailash Ghosh Road, having Assessee No. 41-123-09-0032-6;

AND WHEREAS on scrutiny and proper searching it was noted area of land mentioned in B.L.R.O, Mutation Certificate is found to be wrong and as such needs to be rectified in respect of land area as well as nature and character of land;



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AND WHEREAS the said Lakshmi Sen Gupta died intestate on 28.08.2024 leaving behind her husband Anup Kumar Sen Gupta and only son Arijit Sen Gupta as her legal heirs and successors who inherited her share.

AND WHEREAS the present owner of First part being desirous to develop their aforesaid property under present situation and based on the available documents lying with them proposed;

AND WHEREAS with a view to develop the Schedule property and to erect multi-storied building therein the Owner herein invited the developer to undertake the charge of such development and/or instructional work over the land as described in the Schedule below, free from all encumbrances.

AND WHEREAS THE Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal constructional work and/or development works of the land as described in the Schedule below the Developer and the Landowners entered in a Development Agreement on 3rd December, 2024 and registered the said Development Agreement in the office of D.S.R. III Alipore, South 24 Parganas and recorded in Book I, volume 1603-2024, pages from 517988 to 518019, being no. 160320200 for the year 2024 and on the same date executed a Development Power of attorney registered in the office of D.S.R. III Alipore, South 24 Parganas and recorded in Book I, volume 1603-2024, pages from 518975 to 518994, being no. 160320214 for the year 2024.

AND WHEREAS subsequently the said Anup Kumar Sen Gupta died intestate on 19.01.2025 leaving behind his only son Arijit Sen Gupta as his legal heir and successor who inherited his share.

AND WHEREAS on 19.02.2025 the landowners and the developer decided to cancel the above mentioned previous Development Agreement and Development Power of Attorney dated 3.12.2024 and hereby on 19.02.2025 decided to execute a Cancellation Development Agreement and Development Power of Attorney dated 3.12.2024 and registered the same in the office of D.S.R. III Alipore, South 24 Parganas and recorded in Book I, being no. 160303065 for the year 2025.





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AND WHEREAS now the landowners herein agreed to execute this fresh Development agreement and also a Development Power of Attorney to execute the construction smoothly.

AND WHEREAS:

ARTICLE 1

The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-

1. ADVOCATE shall mean any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the premises hereinafter defined.
2. ARCHITECT shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;
3. ASSOCIATION shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the existing Purchasers of the flat or nominated by the Landowners for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowners and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.
4. THE SAID BUILDING shall mean and include the said multi storied R.C.C. frame structure building containing residential flats, shops, car parking space on the said premises according to the drawn up plans and specification, other modifications and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
5. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building to be approved and sanctioned by the Kolkata Municipal Corporation with any renewal or amendments thereto and/or modification thereof made or caused by the Developer and sanctioned by the competent authority or other authority;



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6. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, overhead water reservoir, roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. LANDOWNERS shall mean and include (1) SRI PRABIR GUPTA, (PAN-AXDPG8072E, AADHAAR - 9553 4375 2417), (Mobile No. 9748961487), son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, (2) SRI DHIMAN GUPTA, (PAN-AXQPG1634B, AADHAAR - 7433 1261 6583), (Mobile No. 9088285842), son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, (3) SRI ANUP GUPTA, (PAN-BLMPG1197A AADHAAR - 8722 4909 1405), (Mobile No. 90077 15670), son of Late Sudhir Kumar Gupta, by faith- Hindu, by occupation- Business, by nationality- Indian, all are residing at 160/33, Kailash Ghosh Road, Post Office- Barisha, Police Station- Haridevpur, Kolkata- 700008, District: South 24 Parganas, and (4) SRI ARIJIT SENGUPTA, (PAN - FIBPS5578D, AADHAAR - 3248 0124 5297), son of Sri Anup Kumar Sengupta and Late Lakshmi Sengupta, by faith- Hindu, by occupation- Service, by nationality- Indian, both residing at 41, Sarat Basu Road, Post Office- Raj Bari Colony, Kolkata- 700081, and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. DEVELOPER shall mean and include R R DEVELOPERS (PAN-AASFR0735R) a registered Partnership Firm having its registered Office at 1/1, Kailash Ghosh Road, House No. 79, Post Office -Barisha, Police Station - Haridevpur, Kolkata-700008, represented by its Partner Namely (1) ANJANA SEN (PAN- CSFPS5884M) (Aadhaar no.- 6775 0586 6640) wife of Sri Narayan Chandra Sen, (2) NARAYAN CHANDRA SEN (PAN-AVEPS4497A) (Aadhar No. 4315 9751 5955) son of Sri Ramendra



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Mohan Sen, both by Occupation- Business, by faith Hindu, by Nationality- Indian, residing at 1/1 Kailash Ghosh Road, Parama Abasan, House No. 79, Post Office- Barisha, Police Station - Haridevpur, Kolkata - 700008, District -South 24 Parganas, State - West Bengal and its heirs, executors, administrators, legal representatives and assigns;

9. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, specifically and particularly set out in the **SECOND SCHEDULE** hereunder written.
10. **DEVELOPER'S ALLOCATION** shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;
11. **PREMISES** shall mean and include ALL THAT 4 Cottah 9 Chittak 8.136 Sq.ft. a little more or less comprised in the District of South 24-Parganas, Police Station Haridevpur, Sub-Registry office at Alipore, in Mouza- Purba Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 1608, appertaining to Dag No. 903 within the limits of Kolkata Municipal Corporation Ward No. 123, having premises no. 32, Kailash Ghosh Road, Kolkata - 700008, being Assessee No. 41-123-09-0032-6, West Bengal, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
12. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.



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13. TITLE DEED shall mean the document registered with the Office of the Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 40, Pages from 101 to 105, Being No. 2029 for the year 1956;
14. COMMON EXPENSES shall mean and include all expenses to be incurred according to proportionate area by Landowners, Developer and the unit owners for the management and maintenance after completion of the said building and the Premises;
15. LAND shall mean the land comprised within the local limits of the Kolkata Municipal Corporation under Ward No. 123, having Premises No. 32, Kailash Ghosh Road, under Police Station - Thakurpukur now Haridevpur, District South 24-Parganas, PIN - 700008, State - West Bengal;
16. PLANS shall mean the plans of the said Building to be sanctioned and approved by the Kolkata Municipal Corporation and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein.
17. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;
18. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
19. COVERED AREA shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;
20. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
21. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any



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Unit owners and which will not be treated as common area, facility and common amenity;

22. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- a. Masculine Gender shall include the Feminine and neuter Gender and vice- versa;
- b. Singular shall include the Plural and vice-versa;

DECLARATION OF THE OWNER 'S TITLE

ARTICLE:2

2.1. THE OWNER'S are the absolute owner's of the said property more fully described in the Schedule- 'A' hereunder written.

2.2. The said property fully described in the Schedule- 'A' hereto stands free from all encumbrances, lien ,mortgage, leases and lispensens whatsoever.

2.3. The OWNER'S have been in khas possession of the said property.

2.4. The Owner's are seized and possessed of or otherwise well and sufficiently entitled to deal with the said property in any manner be likes.

2.5. There is no legal impediment for the owners to enter into the promotional agreement with the developer with regard to the development of the said property more fully described in the Schedule -'a' hereto.

2.6. The said property has not been acquired or requisitioned by the State Government, Central Government, KMDA, Govt. Company, Metro railways, etc for any purpose whatsoever , as on date.

2.7. The sad property is not vested or attached under the Urban Land. (Ceiling and Regulations) Act, 1976.

2.8. The
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2.8. The owners herein will co-operate with the Developer in all matters in respect of the development of the said property by way of construction of a multistoried building thereon .

THE PARTIES AGREE WITH EACH OTHER AS

ARTICLE 3

3.1. The developer of the other part herein has surveyed the land described in the Schedule -'A' hereto and has found demarcated 4 Cottah 9 Chittak 8.136 Sq.ft. of land together with a one storied building measuring 1000 square feet more or less and the owner will also provide whenever and whatever will be requested for obtaining the Sanctioned Plan form the Kolkata Municipal Corporation .

3.2. The Owners herein after giving inspection of all their title deeds, to the Developer and have handed over and/or deliver the photo copies of the said registered Partition Deed hereinbefore mentioned, to the Developer of the Other Part herein.

3.3. The Developer of the other part herein undertakes to get the soil of the said property tested by the prescribed authority at its own Cost.

3.4. The Developer herein will appoint its architect and LBS for preparation of building plans of the multi storied building on the said land and for supervisions of the construction works. All costs thereof will be borne by the Developer.

3.5. After preparation of the building plan's by the Architect at the costs of the Developer herein, the building plans will be approved and signed by their constituted Attorney who will also sign other papers to be produced before the building department of the KMC for sanction of the building plans after completion of K.M.C and B.L. & L.R.O. mutation in the name of the owner.

3.6. All fees and charges payable to the KMC for sanction of the building plan, water connection plan shall be borne by the Developer of the other part herein. Save and except the expenditure on account of Municipal Tax and B.L. &



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L.R.O. mutation upto the date of handing over the vacant possession to developer.

3.7. The Owners shall deliver vacant possession of the said property to the Developer. The copy of the sanctioned building plans will be supplied to the Owners by the Developer. After taking delivery of possession of the said property described in the Schedule-A" hereto, the Developer of the Other Part herein shall pay all rates and taxes of the KMC upto the date of delivery of possession of the Owners Allocation to the owners of the one part herein.

3.8. The Owners in their own allocation will get the Owner's Allocation as more fully and particularly described in the Schedule-"B hereunder written, out of the total F.A.R. in the proposed multi storied building with proportionate share in the undivided and impartible land and common right, enjoyments and facilities in the common properties, including the roof/ terrace on the roof of the building.

3.9. After deducting the Owners Allocation, the entire remaining part in the said building along with the proportionate share in the undivided land common rights, facilities etc. morefully described in the Schedule-C hereto shall be allocated to the Developer.

3.10. The construction of the proposed building shall be completed within 18 (eighteen) months from the date of sanction of building plan. Within 15 days from the date of the building plans being sanctioned by the KMC, the Owners shall deliver vacant possession of the said property to the Developer of the other part.

3.11. After obtaining sanctioned building plan, the Developer of the other part shall handover photo copy of the sanctioned building plan to the Owners of the other part herein. The Owners of the one part on receipt of the photo copy of the sanctioned building plans, shall deliver vacant possession of said property more fully described in the Schedule-A' hereto to the Developer of the other part.



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THE DEVELOPERS RIGET OF EXPLOITATION

ARTICLE-4

4.1. The Owners have granted exclusive right to the Developer to build the said multi storied building at their Own expenses, cost and funds in accordance with the sanctioned plan of the KMC. The Owners have also grated to the Developer the right to develop the said property, to obtain the sanction building plans from the said KMC, to sell at their absolute discretion, the Developer's allocation more fully described in the Schedule-C hereto together with proportionate share in the undivided and impartible land and the common rights, enjoyments and facilities in the common property to the intending purchasers being nominees of the Developer under "own your own apartment scheme" and to obtain necessary advance from them on such terms and conditions as the Developer may deem fit and proper.

4.2. The Owners of the One Part herein shall have no financial liability whatsoever for such advance to be obtained by the Developer/Promoter and the intending purchasers being nominees of the Developer/Promoter shall have no claim and demand whatsoever against the Owners herein for the sums/ advances paid to the Developer/Promoter of the other part herein.

4.3. The Developer/Promoter shall have no right to deal with Owners' Allocation described in the Schedule- B hereunder Written and after obtaining the sanction plan the Developer/ other part demarcated the owners area/portion by delineating in RED colour.

4.4. The scope of work of the Developer/Promoter shall be as follows:

4.4.1. Developer/Promoter shall at their Own cost by procuring finance from intending purchasers/buyers/ transferees of flats/space under its allocation more fully described in the Schedule- 'D' hereto, as aforesaid, complete construction, in all respect in accordance With the plans to be sanctioned by the KMC in respect of the said multi storied building on the said property together with demarcated built-up space inclusive of common areas such as staircase landings, passages etc and also provide therein all necessary

THE DEVELOPERS RIGET OF EXPLOITATION

ARTICLE-4

4.1. The Owners have granted exclusive right to the Developer to build the said multi storied building at their Own expenses, cost and funds in accordance with the sanctioned plan of the KMC. The Owners have also grated to the Developer the right to develop the said property, to obtain the sanction building plans from the said KMC, to sell at their absolute discretion, the Developer's allocation more fully described in the Schedule-C hereto together with proportionate share in the undivided and impartible land and the common rights, enjoyments and facilities in the common property to the intending purchasers being nominees of the Developer under "own your own apartment scheme" and to obtain necessary advance from them on such terms and conditions as the Developer may deem fit and proper.

4.2. The Owners of the One Part herein shall have no financial liability whatsoever for such advance to be obtained by the Developer/Promoter and the intending purchasers being nominees of the Developer/Promoter shall have no claim and demand whatsoever against the Owners herein for the sums/ advances paid to the Developer/Promoter of the other part herein.

4.3. The Developer/Promoter shall have no right to deal with Owners' Allocation described in the Schedule- B hereunder Written and after obtaining the sanction plan the Developer/ other part demarcated the owners area/portion by delineating in RED colour.

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4.4.1. Developer/Promoter shall at their Own cost by procuring finance from intending purchasers/buyers/ transferees of flats/space under its allocation more fully described in the Schedule- 'D' hereto, as aforesaid, complete construction, in all respect in accordance With the plans to be sanctioned by the KMC in respect of the said multi storied building on the said property together with demarcated built-up space inclusive of common areas such as staircase landings, passages etc and also provide therein all necessary



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facilities in order to make the premises habitable tenantable and suitable for residential purposes namely water, electricity and other amenities as per specification mentioned in the Schedule- C' hereto which have been approved by the parties. However the owner shall not be held responsible in anyway for such financial liabilities.

4.4.2. Owners of the one part herein hereby grant and provide the exclusive right to the Developer/Promoter to build, construct, erect and complete the said multi storied building by entering into agreements for sale of their saleable areas and/or transfer their allocated flats, spaces and car parking spaces to be constructed in accordance with the plans to be sanctioned in the name of the owner by the KMC. In consideration of the above, the Developer/Promoter shall be entitled to enter into agreements for sale with the intending purchasers and receive part or full price in respect thereof and the Owners hereby have given consent to the Developer/Promoter for entering into such agreements in respect of the Developer's/ Promoter's allocation more fully described in the Schedule D hereto.

4.4.3. The Developer/Promoter shall also make arrangement of construction of water reservoir on the ground level and water storage tanks (commonly known as overhead tanks) on the roof terrace of the building in accordance with the sanctioned building plans of the KMC. The supply line of drinking will be taken from the department, KMC.

4.4.4. The Developer/Promoter shall do all other work as will be necessary for completion of the said multi storied building and shall make premises habitable and tenantable in all respect and make the flats fit for occupation by the Owners herein and/or transferees from the Owners' of the one part.

4.4.5. The Developer/Promoter shall be responsible for all their workmen or all outgoings in connection therewith their wages and any compensation payable for any accident or otherwise. It is clarified that the Developer/Promoter shall ensure that all the workmen working in the said proposed project will be remove from the Owners' allocated flats, sides and



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spaces on completion of the construction for the building in order that vacant possession of the Owners allocated flats will be delivered by the Developer.

4.4.6. The Developer do hereby undertake to indemnify the Owners against any claim arising out of such contingencies.

4.4.7. Prior to the sanction of the building plan, the Owners herein shall allow the Developer to do the following acts : -

- a) Soil testing..
- b) Raising boundary walls and posting guards.
- c) Affixing Developer sign board on the work site.
- d) To make the measurement of the said property by the Surveyor.
- e) To change the nature and character of Land and also can amalgamate other third party adjacent property.

4.4.8. The Developer can apply and receive for the Project loan which is to be sanctioned by the nationalized or private bank or any N.B.F.C. and the Developer will have every right to sign the documents on behalf of the landowners.

OWNERS' OBLIGATIONS

The Owners shall grant a Development Power of Attorney in favour of the Developer to facilitate the construction of the proposed building in accordance with the sanctioned building plan and for execution and registration of conveyances in favour of the Developer's nominated intending purchasers in respect of the Developer's/ Promoter's allocated flats. The said General Power of Attorney (Development) shall relate to submitting and obtaining sanction of building plans from the appropriate authority for constructing multi storied building and for entering into an agreement for sale of flat with proportionate share of land with the intending purchasers upon which the buildings are to be constructed and shall take appropriate steps for executing sale deeds in favour of the intending purchasers in respect of the flat with proportionate share in the land. The constituted Attorney shall be empowered to execute



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agreements for sale and Sale Deed in favour of the intending purchasers in respect of proportionate share in the undivided land and flats within the Developer's/ Promoter's allocation in the name of the Owners as confirming party.

The Owners/Landlords hereby agreed and covenant with the Developer herein to take financial assistance from any nationalize Bank/private Bank/N.B.F.C at risk and liability of the Developer by creating charge of the Owner's title Deed and other relevant documents with the Bank or any Financial Institution/ Authorities without Owners' liability in the said property. In the event of non-payment of loan amount by the Developer, the Owner shall not be responsible/liable to repay the said project loan in any manner and whatsoever.

That the Developer will have every right to sign the documents for Declaration, plan sanction, amalgamation, mutation etc. whichever is required for the development purpose of this project and the owner will have no objection for the same.

DEVELOPER'S/PROMOTER'S RIGHTS

The Owners hereby grant subject to what have been herein before and hereinafter provided the exclusive right to Developer to build, construct, erect and complete the buildings on the said property comprising of various sizes of flats/car parking space and to make agreement and/or transfer and to make agreement in respect of the Developer's allocation of flats car parking space to the intending purchasers for residential and commercial purpose.

All obligations, plans and other papers and documents in connecting with the development of the said property and in consideration of the building on the said property, shall be prepared by the Developer/Promoter at their own costs by virtue of the registered Power of Attorney as mentioned herein before and submitted by or in the names of the Owners and the Developer/Promoter shall pay and bear all costs, other fees, charges, expenses including Architect's fees required to be paid or deposited for sanction of the buildings plans or



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otherwise to obtain sanction for construction of the buildings on the said property.

The Developer/Promoter shall render the Owners all reasonable assistance to apply for and/or to obtain all permission, clearance and approvals in terms thereof and shall have the discretion to submit the applications, plans and other papers and documents and/or do any other acts, deeds, matters and things envisaged as agents for and on behalf of or in the names and with the consent of the Owners and to directly collect and receive the same from the concerned authorities or bodies for which purpose the owners shall grant the Developer/ Promoter and their nominees or successors necessary power and authorities to sign make, file, amend, withdrawn and/or follow up the same and/or to do all others acts, deeds, matters and things, necessary to obtain requisite sanctions, permits, clearance and approvals aforesaid.

After obtaining sanction plans, the Developer shall be allowed by the owners in writing to have the 'constructive possession of the said property with a view to achieve the purpose and objectives envisaged herein subject to approval of the building plan from the K.M.C.

The Developer/Promoter by virtue of the said General Power of Attorney as mentioned herein before, shall exclusively be entitled to receive, realize and appropriate the sale-proceeds and/or the construction costs with regard to the Developer's/ Promoter's allocation which the Developer/ Promoter becomes entitled to receive from the intending purchaser's of flats and other saleable spaces in the buildings except the portion of the Owners' allocated flats and spaces.

The Developer shall have right to take any property of adjacent land after amalgamating the same with this plot of land with view to make greater project in the interest of the Developer.

POSSESSION



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1) The Owners shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this agreement enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed building plan.

2) The Developer/Promoter shall complete construction of the building positively within 18 (eighteen) months from the date of sanction of building plan and shall hand over the owners' allocation by the Developer/Promoter with the arrangement and other accessories as per specification given detail in Schedule-'C' hereunder written.

3) The Developer shall on completion of the new building put the owner in undisputed possession of the owners' allocation together with all rights in common to the common portion thereof along with particulars of Owners' allocation.

4) The Developer/ Promoter shall be exclusively entitled to the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The owners shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of 'the Developer, the undivided impartible share of the land excepting the proportionate share of land of the owners.

5) In so far as necessary all dealing by the Developer in respect of the new building shall be in the names of the owners for which purpose the Owners undertake to give the Developer an irrevocable Development Power of Attorney in a form and manner reasonably required by the Developer. It being understood, however, that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.



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The Owners shall be debarred from revoking rescinding the Development Agreement and as well as the Development Power of Attorney.

COMMON FACILITIES

- 1) The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said building accruing due as and from the date of handing over vacant possession of the said property by the Owners to the Developer.
- 2) As soon as the new building shall be completed within the time hereinbefore mentioned, the Developer/Promoter shall give written notice to the Owners for taking over possession of their allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and thereafter the owners shall be exclusively responsible for payment of all Municipal and property taxes, rates duties and other public outgoings and imposition whatsoever hereinafter for the same of brevity referred to as the said rates payable in respect of the Owners Allocation, the said rates to be apportioned pro rata with reference to the saleable space in the building, if they are levied on the building as a whole.
- 3) Any transfer of any part of the Owners' Allocation in the new building shall be subject to the provisions hereof and the transferee shall, thereafter, be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
- 4) The Owners shall not do any act, deed or thing whereby the Developer/Promoter shall be prevented from construction completion of the said building.

RESTRICTIVE CLAUSES

1. The Owners and the Developer/Promoter including their transferees shall not use coke coal for cooking purpose in the Flat.
2. The Owners and the Developer/Promoter including their transferees shall not store combustible articles in the flats.



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3. The Owners and the Developer/Promoter including the transferees shall not make noise pollution in the buildings nor shall they create any nuisance and annoyance detrimental to the comfort of other flat owners.
4. The Owners and the Developer/Promoter including the transferees shall not create any obstruction on the common areas to prevent free users thereof by the other flat owners.
5. The apartment buildings shall be used for residential and commercial purpose.

DEVELOPER'S OBLIGATION

ARTICLE - 11

The Developer/Promoter hereby agrees and covenants with the owners:-

- 1) The Developer/Promoter shall complete the construction of the new building within 18 (eighteen) months positively from the date of sanction of building plan. The period of construction will be extended, if there is any force majeure, natural calamity or situation beyond the control of the Developer.
- 2) The Developer/Promoter shall not violate or contravene any of the provisions or rules applicable for construction of the building.
- 3) The Developer/Promoter shall demolish the present existing structure standing upon said property out of its own accord and shall utilize the debris and salvages as per their sweet will and desire.
- 4) That the Developer/Promoter shall get the property mutated in the record of the Kolkata Municipal Corporation and B.L.R.O., after such mutation the Developer/Promoter shall amalgamate all the three adjacent plots at its own cost and responsibility.
- 5) That due to amalgamation any enhancement in F.A.R. occurs due to amalgamation of all the plots in that event the Owners herein shall not be entitled to get the extra F.A.R. of such amalgamation of the properties.

DEVELOPER'S INDEMNITY

- 1) The Developer/Promoter hereby undertakes to keep the Owners indemnified against all third party's claims and actions arising out of any sort



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of act of commission of the Developer in or in relating to the construction of the said new building strictly in terms of the plan to be sanctioned by the K.M.C. on that behalf.

2) The Developer /Promoter hereby undertakes to keep the Owners indemnify against all action suits, costs, proceedings and claims that may arise out the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

MISCELLANEOUS DECLARATION

1. The Owners and the Developer/Promoter have entitled into this promotional agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Owners and the Developer between them nor shall they in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against the same.

2. The Owners and the Developer/Promoter as the case may be, shall not be considered to be in breach of any obligations hereunder to the extent that the performance of the relative obligation is prevented by the existence of A 'Force Majeure' with a view that the obligations of the party affected by the 'Force Majeure' shall be suspended for the duration of the 'Force Majeure'.

3. 'Force Majeure' shall mean flood, earthquake, storm, tempest, war, civil commotion, strike and other act of omission beyond the control of the party affected thereby and non-availability of construction materials like cement, steel, stone hips, sand, etc.

4. Upon completion of the building and upon taking delivery of possession of the Owners' Allocation, the Owners shall at the request of the Developer/Promoter execute appropriate transfer deed/conveyance of the land and declaration of the ownership of the Developer in respect of the undivided proportionate parts of it pertaining to demarcated built-up space/demarcated flats, and/or other spaces in favour of the Developer and/or their nominated transferees. The stamp duty, transfer charges including registration fees and other miscellaneous expenses payable for such transfers shall be borne by the transferees to the Developer/Promoter.



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5. As and from the date of completion of building the Developer/ Promoter and/or its nominated transferees and the Owners and/or their nominated transferees shall be liable to pay and bear proportional charges an account of Municipal Tax, Wealth Tax, Water Tax, land revenue and other taxes and all charges and impositions payable in respect of their spaces.

6. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the owners of the 'said property' or any part thereof to the developer or as creating any title and interest in respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks against the Developer's allocation only without creating any financial liability upon the owners by effecting the Schedule-'A' property and the owners shall not be encumbered and/or be liable for payment of any loan or dues of such bank or banks and for that purpose the developer shall keep the owner's indemnified against all action/s suit/s proceeding/s and costs charges and expenses in respect thereof.

7. That the Owners/Landlords/First Parties shall co-operate the Developer/Second Party as and when it will be required to carry out the construction work over the Schedule-'A' property.

JOINT OBLIGATION

1) The Developer/Promoter shall develop and construct multi storied building on the said land as per corporation rules after utilizing the available F.A.R. as per present rules in vogue.

2) The Owners will lead their names and signatures in all papers, plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the owners' names and under the Owners' Allocation.

3) The Owners will forward to the Developer, the original Title Deed/s of the land on execution of the agreement for development record and reference against the written acknowledgement from the Developer and acknowledgement receipts of the same. The Developer shall return all original



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title deed/ s of the property to the flat owners association for its preservation at or after handing over possession to the all intending buyers.

THE SCHEDULE A ABOVE REFERRED TO
LAND

ALL THAT piece and parcel of land measuring about 4 Cottah 9 Chittak 8.136 Sq.ft. a little more or less together with a one storied structure measuring 1000 square feet more or less comprised in the District of South 24-Parganas, Police Station Thakurpukur now Haridevpur, Sub-Registry office at Alipore, in Mouza- Purba Barisha, R.S. No. 43, J.L. No. 23, under Khatian No. 1608, appertaining to Dag No. 903 within the limits of Kolkata Municipal Corporation Ward No. 123, having premises no. 32, Kailash Ghosh Road, Kolkata - 700008, being Assessee No. 41-123-09-0032-6, butted and bounded as follows:-

ON THE NORTH : By K.M.C. Road;

ON THE SOUTH : By 174, Kailash Ghosh Road ;

ON THE EAST : By 30/37, Kailash Ghosh Road;

ON THE WEST : By K.M.C. Road (Kailash Ghosh Road).

THE SCHEDULE B ABOVE REFERRED TO
LANDOWNERS' ALLOCATION

ALL THAT the Landowners herein shall be eligible to get four (4) flats measuring 533.549 sq.ft. built-up area each out of which one in first floor, one in the second floor and two on the third floor and 4 shop rooms measuring 100 sq.ft built-up area each on the ground floor of the proposed multi-storied Building as Landowners' Allocation TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Provided :

The developer will pay a sum of Rs. 2,00,000/- (Rupees Two Lakh) only as forfeit amount which is to hereby paid at the time of signing this agreement. Differences in area will be paid out vice versa.



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**THE SCHEDULE C ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT piece and parcel of remaining portion of the multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer; It is to be noted that if the property is amalgamated with third party property then in that case the allocations will be changed and then a new development agreement will be executed.

**THE SCHEDULE D ABOVE REFERRED TO
(Specification for Construction)**

PROJECT TIME : 18 (Eighteen) months from the date of sanction of building plan.

TYPE OF CONSTRUCTION : R.C.C. frame structure made by L.T./A.C.C./Ambuja /Lafarge/Ultratech/Dalmia etc. cement.

PLASTERING : Inside and outside with cement mortar in (6:1) and inside outside plaster and paris.

FLOORING : Marble or Tiles with 4" skirting. Cooking platform of the kitchen will be of black stone or granite.

BRICK WORKS : 8", 5" and 3" thickness brick works will be done on outside and inside wall in cement mortar in (5:1).

CONCRETE : All. R.C.C. works in fittings, columns, beams, slabs, lintels, chajja etc will be done in (1:2:4).

LIFT : I.S.I. Marked of reputed company.

WINDOWS : Steel sliding window with glass and grill.

DOORS : 4"x2". 'A size Sal wood frame with commercial solid flush doors.

TOILETS AND SANITARY : Flooring will be done with Floor Tiles and wall tiles (glazed tiles) white colour 60" from floor level, on Indian type pan toilet with shower, and one western type commode with one low down cistern in W.C.. All sanitary fittings will be of best quality. Water lines are of G.I. & PVC pipe concealed arrangement.



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All the cistern, pan, commode, will be standard quality and outside all pipe will be PVC pipe.

All extra works of fittings will be provided subject to approval of the Engineer with extra cost on writing instructions of the parties and/or intending purchaser/s of flat as well as flat owners including landlords respectively.

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

SIGNED, SEALED and DELIVERED by the
LANDOWNERS and the DEVELOPER in the
presence of:

1. Suchandra Halder

41/1 Kalipada
Mukherjee Road
Kolkata - 700008

2. Sudeep gupta
160/33 Kailash ghosh
road Kolkata - 8

1. Prabir Gupta


2. Dhiman gupta

3. Anup gupta.

4. Adjit Sengupta.

SIGNATURE OF LANDOWNERS

R R DEVELOPERS

Anjana Sen 
Partners

SIGNATURE OF DEVELOPER

Drafted by

Anura Sengupta.

F/1406/2008 Advocate

Alipore Police Court

Kolkata 700027



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MEMO OF CONSIDERATION

RECEIVED Rs. 2,00,000/- (Rupees two lakh) only as total consideration amount from the abovenamed DEVELOPER in respect of the forfeit money, payment details is as follows :-

MEMO				
Date	Cheque No.	Bank	Branch	Amount(Rs)
15.03.2019	000304	H.D.F.C	Haridevpur	Rs. 50,000/-
15.03.2019	000315	H.D.F.C	Haridevpur	Rs. 50,000/-
15.03.2019	000316	H.D.F.C	Haridevpur	Rs. 50,000/-
15.03.2019	000317	H.D.F.C	Haridevpur	<u>Rs. 50,000/-</u>
TOTAL				Rs. <u>2,00,000/-</u>

(Rupees Two lakh) only.

WITNESSES :

1. *Suchandra Habler*

2. *Sandeep gupta*

1. *Poojisa Gupta*

2. *Dhiman gupta*

3. *Anup gupta.*











4. *Amit Singh.*

OWNERS/LANDLORDS













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







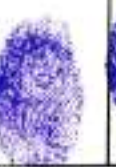



Name

Signature *Pooja Gupta*

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

Name

Signature *Dhiman Gupta*

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











Name

Signature *Anub Gupta*







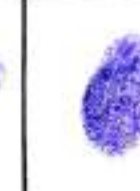





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	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					











Name

Signature *Amit Sen*

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

Name

Signature *Anjana Sen*

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

Name *NARAYAN CHANDRA SEN*

Signature *Narayan Chandra Sen*



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Major Information of the Deed

Deed No :	I-1603-03066/2025	Date of Registration	19/02/2025
Query No / Year	1603-2000496192/2025	Office where deed is registered	
Query Date	18/02/2025 9:19:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Avra Sengupta Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874187490, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,44,277/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,121/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









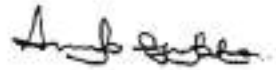
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Road, , Premises No: 32, , Ward No: 123 Pin Code : 700008



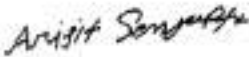
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 8,136 Sq Ft	1/-	27,44,277/-	Property is on Road
Grand Total :				7.5468Dec	1 /-	27,44,277 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	3,00,000 /-	

Land Lord Details :












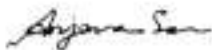


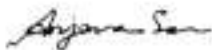


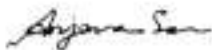
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prabir Gupta, (Alias: Mr Raghunath Gupta) Son of Late Sudhir Kumar Gupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office	 19/02/2025	 LTI 19/02/2025 Captured	 19/02/2025
160/33, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: axxxxxxx2e, Aadhaar No: 95xxxxxxxxx2417, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Dhiman Gupta Son of Late Sudhir Kumar Gupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office	 19/02/2025	 LTI 19/02/2025 Captured	 19/02/2025
160/33, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: axxxxxxx4B, Aadhaar No: 74xxxxxxxxx6583, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Anup Gupta Son of Late Sudhir Kumar Gupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office	 19/02/2025	 LTI 19/02/2025 Captured	 19/02/2025
160/33, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: blxxxxxx7a, Aadhaar No: 87xxxxxxxxx1405, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Arijit Sengupta Son of Mr Anup Kumar Sengupta Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office	 19/02/2025	 Captured LTI 19/02/2025	 19/02/2025
41, Sarat Basu Road, City:- , P.O:- Rajbari, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: fixxxxxx8d, Aadhaar No: 32xxxxxxxx5297, Status :Individual, Executed by: Self, Date of Execution: 19/02/2025 , Admitted by: Self, Date of Admission: 19/02/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R R DEVELOPERS 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office </td> <td>  Feb 19 2025 9:02PM </td> <td>  Captured LTI 19/02/2025 </td> <td>  19/02/2025 </td> </tr> </tbody> </table> <p>1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxx7a, Aadhaar No: 43xxxxxxxx5955 Status : Representative, Representative of : R R DEVELOPERS (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office	 Feb 19 2025 9:02PM	 Captured LTI 19/02/2025	 19/02/2025
Name	Photo	Finger Print	Signature						
Mr Narayan Chandra Sen (Presentant) Son of Mr Ramendra Mohan Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office	 Feb 19 2025 9:02PM	 Captured LTI 19/02/2025	 19/02/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Anjana Sen Wife of Mr Narayan Chandra Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office </td> <td>  Feb 19 2025 9:02PM </td> <td>  Captured LTI 19/02/2025 </td> <td>  19/02/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Anjana Sen Wife of Mr Narayan Chandra Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office	 Feb 19 2025 9:02PM	 Captured LTI 19/02/2025	 19/02/2025
Name	Photo	Finger Print	Signature						
Mrs Anjana Sen Wife of Mr Narayan Chandra Sen Date of Execution - 19/02/2025, , Admitted by: Self, Date of Admission: 19/02/2025, Place of Admission of Execution: Office	 Feb 19 2025 9:02PM	 Captured LTI 19/02/2025	 19/02/2025						

1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: csxxxxxx4m, Aadhaar No: 67xxxxxxxx6640 Status : Representative, Representative of : R R DEVELOPERS (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avra Sengupta Son of Late Amitava Sengupta Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/02/2025	19/02/2025	19/02/2025

Identifier Of Mr Prabir Gupta, Mr Narayan Chandra Sen, Mrs Anjana Sen, Mr Dhiman Gupta, Mr Anup Gupta, Mr Arijit Sengupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Gupta	R R DEVELOPERS-7.54677 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Gupta	R R DEVELOPERS-200.00000000 Sq Ft
2	Mr Dhiman Gupta	R R DEVELOPERS-200.00000000 Sq Ft
3	Mr Anup Gupta	R R DEVELOPERS-200.00000000 Sq Ft
4		R R DEVELOPERS-200.00000000 Sq Ft
5	Mr Arijit Sengupta	R R DEVELOPERS-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160303066 / 2025

On 19-02-2025

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

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

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

Presented for registration at 17:07 hrs on 19-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Narayan Chandra Sen ..

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 30,44,277/-

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

Execution is admitted on 19/02/2025 by 1. Mr Prabir Gupta, Alias Mr Raghunath Gupta, Son of Late Sudhir Kumar Gupta, 160/33, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Mr Dhiman Gupta, Son of Late Sudhir Kumar Gupta, 160/33, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. Mr Anup Gupta, Son of Late Sudhir Kumar Gupta, 160/33, Kailash Ghosh Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 4. Mr Arijit Sengupta, Son of Mr Anup Kumar Sengupta, 41, Sarat Basu Road, P.O: Rajbari, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service

Indetified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-02-2025 by Mr Narayan Chandra Sen, partner, R R DEVELOPERS (Partnership Firm), 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 19-02-2025 by Mrs Anjana Sen, partner, R R DEVELOPERS (Partnership Firm), 1/1, Kailash Ghosh Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Avra Sengupta, , , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053.00/- (B = Rs 2,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2025 1:37PM with Govt. Ref. No: 192024250411149688 on 19-02-2025, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9522531226427 on 19-02-2025, 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 Stamp Rs 100.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17900, Amount: Rs.100.00/-, Date of Purchase: 14/02/2025, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2025 1:37PM with Govt. Ref. No: 192024250411149688 on 19-02-2025, Amount Rs: 7,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9522531226427 on 19-02-2025, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 76931 to 76966

being No 160303066 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.20 12:16:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/02/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.