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Signature of Shri
Development Star
of Law & Practice
Development

Advt. District Sub-Registrar
Chinsurah, Orissa

12 NOV 2025

DEVELOPMENT AGREEMENT WITH

DEVELOPMENT POWER OF ATTORNEY

THIS DEED is made on 12th day of September, 2025

DDO
Sd/-

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

3841

23/9/2025

Pradip Kumar Chandra & others
Farm side Road
Chinai
5000/-
Houghly.

[Handwritten signature]



DISTRICT SUB-REGISTRAR
Houghly

12 NOV 2025

B E T W E E N

(1) **SRI PRADIP KUMAR GHOSH** (PAN-ADIPG4802B) (AADHAAR NO. 8425 8415 7364) (Date of Birth 07.01.1955), Son of Late Saroj Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; (2) **SMT SIMA GHOSH** (PAN-ADIPG4800D) (AADHAAR NO. 8473 4615 3327) (Date of Birth 11.05.1961), Wife of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business, both residing at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India, hereinafter to be called as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representative and assigns) of the parties of the **FIRST PART**.

A N D

M/S GHOSH AND CO (PAN-ABFPG2664A) (Date of Incorporation 30.04.2024), A Partnership firm, having its place of operations at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India, (PAN : ABFPG2664A), represented by its Partners - (1) **SRI PRADIP KUMAR GHOSH** (PAN-ADIPG4802B) (AADHAAR NO. 8425 8415 7364) (Date of Birth 07.01.1955), Son of Late Saroj Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; (2) **SRI PIYAS GHOSH** (PAN-DDNPG0353M) (AADHAAR NO. 2723 0365 6099) (Date of Birth 22.01.2003), Son of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; (3) **MISS POUSALI GHOSH** (PAN-BUNPG9191G) (AADHAAR NO. 8373 3126 7056) (Date of Birth 14.01.1998), Daughter of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; (4) **MISS POULAMI GHOSH** (PAN-DDNPG0355P) (AADHAAR NO. 7570 6759 1678) (Date of Birth 04.02.2002), Daughter of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business (5) **SMT SIMA GHOSH** (PAN-ADIPG4800D) (AADHAAR NO. 8473 4615 3327) (Date of Birth 11.05.1961), Wife of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business, all residing at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India, herein referred to and called as the "**DEVELOPERS /PROMOTERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs executors, administrators, representative and assigns, successors

in office of the party) of the of the **OTHER PART.**

WHEREAS All that piece and parcel of "**BASTU (HOUSING COMPLEX)**" (Previously "Shali") land measuring **0.10 Acre or 10 Decimal** (out of total area of land in 16 annans 0.19 Acre or 19 Decimal) properly mentioned in the Schedule "A" Part-I herein under written was previously owned and possessed by one Sri Netai Chandra Ghosh, of Goswami Malipara, P.S- Dadpur, Dist.- Hooghly. The said Netai Chandra Ghosh sold out the same through a registered **Deed of Sale** dated 02.02.1965, Vide Book No. I, Vol. No. 8, Page from 219 to 221, Being No. 756, for the Year 1965, registered in the Office of the D.S.R, Hooghly to one Sri Panchanan Ghosh, Son of Late Nrisingha Prasad Ghosh of Goswami Malipara, P.S- Dadpur, Dist.- Hooghly and delivered possession thereon.

AND WHEREAS Subsequently Said Sri Panchanan Ghosh, Son of Late Nrisingha Prasad Ghosh sold, conveyed and transfer by way of a **Deed of Sale** dated 29.04.2005, Vide Book No. I, Vol. No. 47, Page from 253 to 260, Being No. 2439, for the Year 2005, registered in the Office of the D.S.R-I, Hooghly to the present Land Owners Sri Pradip Kumar Ghosh and Smt. Sima Ghosh and delivered possession thereon and by this way the present land owners mutated their name in the L.R.R.O.R and regularly paying all the govt. taxes and khaznas to the appropriate authority.

AND WHEREAS All that piece and parcel of "**BASTU (HOUSING COMPLEX)**" (Previously "Shali") land measuring **0.09 Acre or 09 Decimal** (out of total area of land in 16 annans 0.19 Acre or 19 Decimal) properly mentioned in the Schedule "A" Part-II herein under written was previously owned and possessed by one Sri Netai Pakre & Ors. of Debipur, P.S- Chinsurah, Dist. Hooghly. The said Sri Netai Pakre & Ors. sold out the same through a registered **Deed of Sale** dated 15.02.1963, Vide Book No. I, Vol. No. 16, Page from 272 to 278, Being No. 1414, for the Year 1963, registered in the Office of the D.S.R, Hooghly to one Sri Sambhu Charan Ghosh, and delivered possession thereon.

AND WHEREAS Subsequently on 16.07.1970 said Sambhu Charan Ghosh Died intestate and leaving behind his wide Smt. Menaka Rani Ghosh, one son Sri Swapan Kumar Ghosh and two daughters Smt. Lakshmirani Ghosh & Smt. Bularani Ghosh and none else and as per the Provisions enumerated in the Hindu

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

[Signature]

Class-I legal heirs and successors of the deceased Shambhu Charan Ghosh by 1/4th share each. Thereafter said Smt. Menaka Rani Ghosh & Ors. (the legal heirs of Shambhu Charan Ghosh) conveyed and transfer by way of a **Deed of Sale** dated 29.04.2005, Vide Book No. I, Vol. No. 47, Page from 261 to 270, Being No. 2440, for the Year 2005, registered in the Office of the D.S.R-I, Hooghly to the present Land Owners Sri Pradip Kumar Ghosh and Smt. Sima Ghosh and delivered possession thereon and by this way the present land owners mutated their name in the L.R.O.R and regularly paying all the govt. taxes and khaznas to the appropriate authority. The S.D & L.R.O, Sadar, Hooghly converted the Land from **"SHALI"** to **"BASTU (HOUSING COMPLEX)"** in favour of the Land Owners **Vide Memo No. IX-2/02/CM/225/1(5)/ SDL(S)/H/2015**, having an Area of Land **0.10 Acre or 10 Decimal** and **Vide Memo No. IX-2/02/CM/ 224/1(5)/SDL(S) / H/2015** having an Area of Land **0.09 Acre or 09 Decimal**. **AND WHEREAS** the present Land Owners/Vendors have declared and represented as under:

- (a) That the Schedule "A" Part I & II mentioned property is absolutely free from all encumbrances, mortgages, attachments, lien or rights of others, whatsoever.
- (b) That the Schedule "A" Part I & II mentioned property does not attract the mischief of Urban Land (Ceiling & Regulation) Act 1976 or any other attachment at present.
- (c) That the present Land Owners/Vendors have not entered into any agreement for sale of the Schedule "A" Part I & II mentioned property or any part thereof or they bound them by any such condition as would laid to a proceeding under Specific Relief Act in relation to the said property.
- (d) That the Land Owners/Vendors jointly have good right, indefeasible title and absolute power and authority to transfer the said property and every part thereof to any third party.

AND WHEREAS the parties of the FIRST PART are owning and possessing jointly the entire purchased property, presently the Schedule 'A' Part-I & II which is the subject matter of the present agreement. It is to be mentioned that the parties of

M/S. GHOSH AND CO.

Ryan Ghosh

PARTNER

Ryan Ghosh

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

Prady
Ghosh

the First Part decided to make construction of a Multi-storied Building upon the Schedule 'A' Part- I & II after obtaining a sanction plan from the Hooghly Zilla Parishad and/or any other competent authority of the Govt. The First Part were searching for a suitable developer who would develop and construct the proposed Multi-storied building upon the Schedule 'A' Part- I & II property. Since the Parties of the FIRST PART to this agreement eventually are husband and wife and are also having experience in construction and allied business decided to form one partnership firm along with their son and two daughters who are also having sound business experience for the development of the Schedule 'A' Part- I & II property so that the burden of development work is shared and on 30.04.2024 one partnership firm namely **M/S GHOSH AND CO (PROMOTER/ DEVELOPER/OTHER PART)** is formed with FIVE Partners namely- Sri Pradip Kumar Ghosh, Sri Piyas Ghosh, Miss Pousali Ghosh, Miss Poulami & Smt. Sima Ghosh. Since the party of the Other Part with it's five partners have got enough experience in the matter of construction of multi-storied flat buildings and shopping complexes and as such the parties of the FIRST PART approached the party of the Other Part for the proposed development work and thereafter negotiations were held in between them and the party of the first part adopted / accepted the party of the OTHER PART to be the suitable person in respect of the construction of proposed building and the parties of the Other part also agreed to abide by all terms and conditions stipulated herein in the instant agreement.

AND WHEREAS the owners or the parties of the First part agreed to grant to the developer exclusive right to develop and complete the proposed building upon the property mentioned in the Schedule 'A' Part- I & II property hereunder in accordance with the plan sanctioned by the Hooghly Zilla Parishad and/or any other competent authority of the Govt. at the cost of the Developer and the Land Owners are agreeable to convey the proportionate ownership in the land upon which the construction in respect of developers portion is to be erected.

NOW THIS AGREEMENT WITNESSETH FOLLOWS:-

ARTICLE- 1 (DEFINITIONS):

In these presents, unless it is contrary or repugnant to the subject or context, the term or expression:-

1. "LAND OWNERS" Shall mean/BE PRADIP KUMAR GHOSH (PAN-

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

Pradip

ADIPG4802B) (AADHAAR NO. 8425 8415 7364) (Date of Birth 07.01.1955), Son of Late Saroj Ghosh, by Religion-Hindu (Indian Citizen), by Occupation-Business; (2) **SMT SIMA GHOSH** (PAN-ADIPG4800D) (AADHAAR NO. 8473 4615 3327) (Date of Birth 11.05.1961), Wife of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business, both residing at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India.

- 1.2 **"DEVELOPERS/PROMOTERS"** Shall mean **M/S GHOSH AND CO** (PAN- ABBFG2664A) (Date of Incorporation 30.04.2024), A Partnership firm, having its place of operations at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India, (PAN : ABBFG2664A), represented by its Partners-(1) **SRI PRADIP KUMAR GHOSH** (PAN-ADIPG4802B), (AADHAAR NO. 8425 8415 7364) (Date of Birth 07.01.1955), Son of Late Saroj Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; (2) **SRI PIYAS GHOSH** (PAN-DDNPG0353M) (AADHAAR NO. 2723 0365 6099) (Date of Birth 22.01.2003), Son of Sri Pradip Kumar Ghosh, by Religion-Hindu (Indian Citizen), by Occupation-Business; (3) **MISS POUSALI GHOSH** (PAN-BUNPG9191G) (AADHAAR NO. 8373 3126 7056) (Date of Birth 14.01.1998), Daughter of Sri Pradip Kumar Ghosh, by Religion-Hindu (Indian Citizen), by Occupation-Business; (4) **MISS POULAMI GHOSH** (PAN-DDNPG0355P) (AADHAAR NO. 7570 6759 1678) (Date of Birth 04.02.2002), Daughter of Sri Pradip Kumar Ghosh, by Religion-Hindu (Indian Citizen), by Occupation-Business; (5) **SMT SIMA GHOSH** (PAN-ADIPG4800D) (AADHAAR NO. 8473 4615 3327) (Date of Birth 11.05.1961), Wife of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; all residing at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist.- Hooghly, Pin No. 712102, West Bengal, India.

- 1.3 **"SAID PROPERTY"** Shall mean and include demarcated Schedule 'A' Part- I & II property located at Farm Side Road 2 No Lane, Chinsurah RS, Hooghly West Bengal, 712102. The land area defined and comprises of two separate but conjoined land areas whose details are provided as follows:

PART-I

- (ii) Area of Land more or less = 0.10 ACRE or 10 Decimal.
- (iii) R.S Khatian No. 663.
- (iv) LR Khatian No - 2828 & 2155.
- (v) R.S Dag No. 1645.
- (vi) LR Dag No - 1662.
- (vii) District - Hooghly.
- (viii) P.S - Chinsurah.
- (ix) Mouza - Simla.
- (x) J.L No - 16.
- (xi) Kotalia No. 1 Gram Panchayat.

PART- II

- (i) Nature of Land "BASTU (HOUSING COMPLEX)" land.
- (ii) Area of Land more or less = 0.09 ACRE or 09 Decimal.
- (iii) R.S Khatian No. 663.
- (iv) LR Khatian No - 2828 & 2155.
- (v) R.S Dag No. 1645.
- (vi) LR Dag No - 1662.
- (vii) District - Hooghly.
- (viii) P.S - Chinsurah.
- (ix) Mouza - Simla.
- (x) J.L No - 16.
- (xi) Kotalia No. 1 Gram Panchayat.

CONSOLIDATED LAND IN PART- I & II

- (i) Nature of Land "BASTU (HOUSING COMPLEX)" land.
- (ii) Total Area of Land more or less = 0.19 ACRE or 19 Decimal.
- (iii) R.S Khatian No. 663.
- (iv) LR Khatian No - 2828 & 2155.
- (v) R.S Dag No. 1645.
- (vi) LR Dag No - 1662.
- (vii) District - Hooghly.
- (viii) P.S - Chinsurah.
- (ix) Mouza - Simla.

(xi) Kotalia No. 1 Gram Panchayat.

-The Schedule-A in Part-I & II hereunder is free from all encumbrances whatsoever.

- 1.4 **"BUILDING"** -Shall mean and include, the proposed Multi-storied Building to be constructed upon the Schedule-A in Part-I & II property to be constructed as per the sanction plan approved by the Hooghly Zilla Parishad and/or any other appropriate authorities.
- 1.5 **"SAID UNITS"** -Shall mean and include the several residential flats, offices and shops in the building to be built and / or constructed in or upon the "said Property".
- 1.6 **"LAND OWNER'S ALLOCATION"** - Shall mean and include 40 % (Forty percent) of total constructed area for commercial purposes and 40% (Forty percent) of total constructed area for residential purposes with Super Built up area of the proposed building to be developed upon the 'said property' which the owners would be entitled as per terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis to own, possess, transfer or otherwise dispose of as the absolute owners thereof, the details whereof are hereunder written and more fully and particularly described in the Schedule "B" below.
- 1.7 **"DEVELOPER'S ALLOCATION"** - Shall mean and include 60% (Sixty percent) of total constructed area for commercial purposes and 60% (Sixty percent) of total constructed area for residential purposes remaining after the allotment to the Land Owners which the Developers/Promoters shall be entitled as per terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis and the details whereof are hereunder written and more fully and particularly described in the **Schedule "B-1"** below.
- 1.9 **"ARCHITECT"** -Shall mean and include such Architects and/or Engineers as may be retained and/or appointed from time to time as the Architect of the Building by the Developer/Promoter.
- 1.10 **"SANCTION PLAN"** -Shall mean and include the building plan sanctioned

M/S. GHOSH AND CO.

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PARTNER

name of the parties of the first part for construction of the proposed building and also to include the renewed, revised and/or modified and/or other plans, elevations, designs, maps, drawings and other specifications for completion of the construction of the said building as may from time to time be sanctioned and/or approved by the Appropriate authority. The party of the OTHER PART will continue the work as per the site plan and building plan approved for construction of the building in the property in the Schedule "A" Part-I & II and the said site plan and building plan would be handed over to the party of the Other part and according to the said building plan the party of the Other Part will make and complete the construction under their supervision through the expert engineer, mason and labors using the best quality of building materials and the proposed building will be completed within **FOUR YEARS** from the date of this agreement, the delivery of the Schedule "A" Part- I & II property is handed over to the developer on the date of this agreement.

- 1.11 **"COMMON PARTS"** - Shall mean and include the stair case , entrances, corridors, lobbies, landings, drains, staircases, passages, septic tank, overhead tank, ways of the building as may be required for the beneficial use and enjoyment of the units at the said building , other open areas and open and covered spaces and car parking spaces both open and covered in the ground and/or basement.
- 1.12 **COVERED AREA**- Covered area is the total area of the flat only i.e. wall to wall measurement. It includes the Carpet Area and the internal walls.
- 1.13 **CARPET AREA**- Means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.14 **SUPER BUILT-UP AREA**- Means the built-up area of the unit/flat together with its proportionate share of the staircase, landings, passages, and like share in all constructed areas and each such unit shall be entitled to full advantages and right of user

ARTICLE- II (DATE OF COMMENCEMENT)

has commenced on and with effect

Page 28/

from the date of execution and registration of this agreement.

ARTICLE- III (UNDERTAKING OF THE OWNERS):

- 3.1 The Land Owners herein are seized and possessed of or otherwise well and sufficiently entitled as the owners in respect of the "said property" and/or the land comprised therein, more fully described in the Schedule "A" Part- I & II hereunder written.
- 3.2 The "said property" mentioned in the Schedule "A" Part I & II is free from all encumbrances, mortgages and liens of whatsoever and howsoever nature and the Land Owners herein have got valid title in all that the said land and premises.
- 3.3 The "said property" has not been acquisitioned or requisitioned by any authority and the property is in possession of the owners to the exclusion of any right of any other person.
- 3.4 There is no impediment to enter into this contract with the Developer / Promoter.
- 3.5 The "said property" and premises as far as the owners are aware does not belong to any public or private wakf and/or mosque neither is the property under any public or private trust or any endowment.

ARTICLE IV (UNDERTAKING OF DEVELOPER/PROMOTER) :

- 4.1 The Developers/Promoters have sufficient knowledge and expertise do hereby undertake in the matter of development of immovable properties and construction of new building(s) on the "said property". The Developers /Promoters should not mortgage the Schedule "A" Part I & II property with any Bank or financial institution however he can arrange for loan from any institution or take advance from the customer in respect of the portion of Developers allocation only.
- 4.2 The Developer/Promoter shall have the authority to deal with the property in terms of this agreement or negotiate with any person or persons or enter into any contract of agreement or borrow money from any bank against the sale agreement or take any advance against their allocation i.e. the total covered super built area in the proposed multistoried building.

ARTICLE- V (OBLIGATIONS/COVENANTS OF THE LAND OWNERS) :

- 5.1 The owners shall render best cooperation and assistance to the Developers



/Promoters in the matter of development of the "said property" legally and/or construction of the said building as may from time to time be legally necessary.

- 5.2 The Land Owners shall not do any act, deed or thing which may prevent the Developer from selling and/or assigning and / or disposing off the Developers allocation in the said building.
- 5.3 The Land Owners shall not in any way encumber the "said property" during the subsistence of this agreement.
- 5.4 The Land Owners shall sign execute and deliver all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be required for obtaining necessary sanctions, approvals, permissions and/or No Objection Certificates from the appropriate Government Authorities and/or departments with regard to the proposed construction of the building and/or development of the "Said Property" and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said building and/or unit(s) there at.
- 5.5 The owners herein shall render his best lawful cooperation and assistance as may from time to time be necessary in the matter of obtaining necessary sanctions and/or permissions and/or clearances including necessary sanction of plan from the appropriate authorities.
- 5.6 The Land Owner shall as may from time to time be necessary, sign, execute and deliver all applications, papers, documents and declarations to enable the developer to apply for and obtain telephone, gas, electricity, sewerage, water connection and other essential and public utility and essential services in or upon the " said Property " and/or the said building.
- 5.7 The owner after getting the allocated portion as mentioned in clause 1.6 as aforementioned, at the cost of the Developers/Promoters. All money or moneys received from the sale of the Developers allocation shall solely belong to the Developers/Promoters. The Land Owners are also executing and registering a Development Power of Attorney authorizing- (1) **SRI PRADIP KUMAR GHOSH** (PAN-ADIPG4802B) (AADHAAR NO. 8425 8415 7364) (Date of Birth 07.01.1955), Son of Late Saroj Ghosh, by Religion-

R. S. Ghosh

Hindu (Indian Citizen), by Occupation-Business; (2) **SMT SIMA GHOSH** (PAN-ADIPG4800D) (AADHAAR NO. 8473 4615 3327) (Date of Birth 11.05.1961), Wife of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; all residing at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist.- Hooghly, Pin No.712102, West Bengal, India (the Partners of M/S GHOSH AND CO) to enable them to sell the units/spaces etc. of the Developers allocation of the total Carpet/Covered/ super built area and also to receive advances in respect of the units/spaces of the Developers allocation.

- 5.8 The owners shall not be liable to pay any other costs towards development of the "said Property".
- 5.9 The owners hereby grant, subject to the terms and conditions of this agreement, the exclusive right to the Developers/Promoters to build upon the "said Property" according to the sanction plan approved by Hooghly Zilla Parishad and/or any other authority, in the names of the parties of the First part, with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.
- 5.10 The Land Owners shall immediately with the execution of these presents deliver to the Developers/Promoters all necessary copies of the documents in respect of the "said Property" and all other relevant papers and documents at the time of execution of these presents after presenting the originals before the Developers/Promoters.
- 5.11 The owners subsequently to the execution of these presents deliver the vacant peaceful and khas possession of the "said Property", morefully mentioned and described in the Schedule "A" Part I & II property hereunder written to enable the developer to commence the work of construction.
- 5.12 5.13 All the original documents, records, deeds etc relating to the A schedule property are to be handed over to the developer.

ARTICLE VI (OBLIGATIONS / COVENANTS OF THE DEVELOPER / PROMOTER)

- 6.1 In consideration of the premises and subject to the provisions contained in these presents, the Developers/Promoters hereby agrees and undertakes to carry out the development of the "Said Property" and/or the said land

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

By
A. Ghosh

and/or the construction of the said building as per the sanction plan.

- 6.2 The Developers/Promoters herein shall be responsible to arrange without mortgage of the said property all necessary finances and/or funds and/or money as may from time to time be necessary or required for the said development of the "said Property" and/or construction of the "said building(s)" and in this respect, the owners shall not in any manner be liable or responsible.
- 6.3 The Developers/Promoters unless prevented by any order, within the knowledge of the owners, from the appropriate Court of Law or any Government or semi Government authority and/or statutory body or authority like the Panchayat authorities, Calcutta Metropolitan Development Authority, Police Authority, Fire Brigade authority etc. shall complete the construction of the said building within **FOUR YEARS** from the date of execution of this agreement, the delivery of the Schedule "A" Part I & II property is handed over to the developer on the date of this agreement and in case of any order referred above, the period by which the development work will be delayed shall be excluded while computing the period by which the work of the said building is to be completed. It is mutually agreed that after expiration of the period of the aforementioned tenure of this agreement will be extended for further period to be mutually ascertained.
- 6.4 The Development of the "said Property" and/or the construction of the said building shall be made complete in all respects including the installation of tube well if any electrical connections and fittings, transformer if any, water pumps, sewerage and drainage connection if any, septic tank if any, plumbing and sanitary fittings as also overhead and sub-underground water reservoirs.
- 6.5 The Developers/Promoters shall carry on the development work and/or construction of the "said Building" by use of standard quality building materials, sanitary and electrical fittings.
- 6.6 The Developers/Promoters shall at its own costs and expenses apply for and obtain all necessary clearances, permissions, no objections, completion certificate(s) and approvals as may from time to time be

Riyas Ghosh

required to be obtained from the appropriate Government authorities, competent authorities and/or departments in connection with the development of the "said Property" and/or construction of the said building.

- 6.7 The Developers/Promoters shall be entitled to enter into any agreement or baynapatra and book and receive payments from the intending purchasers and issue receipts for the same for the allocation of the Developers/Promoters, the portion on account of allocation on developers account can be sold out by the developer by executing and registering sale deed in favour of their intending purchasers and the owners shall have no right to raise any objection thereto.
- 6.8 The Developers/Promoters shall keep indemnified the owners against all its liability for Income Tax, Wealth tax, GST and/or any other taxes in respect of the Developers Allocation as also against all suits, proceedings, costs, charges and expenses.

ARTICLE VII (CONSTRUCTION)

- 7.1 The Developer/Promoter shall complete the construction as per the sanction plan approved by Hooghly Zilla Parishad, and/or any other authority. The Developer/ Promoter shall develop the "Said Property" and complete the "Said Building (s)" in accordance with the sanction obtained from the Hooghly Zilla Parishad, and/or any other authority.
- 7.2 The Developer/Promoter herein shall appoint Engineers and/or Architects for carrying out the said development work and/or construction of the building in or upon the "Said Property". The Developer/Promoter herein shall solely be responsible for payment of all remunerations and/or fees of the Architect, engineers and in this respect the owner shall not in any manner be responsible.
- 7.3 The Developers/Promoters shall erect the "said building(s)" and install in the "Said Building(s)" with standard materials and according to the specifications.
- 7.4 The Developers/Promoters shall after the completion of the construction of the said building apply for and obtain a completion certificate in respect of the said building and shall furnish a certified copy of the same to the

owner.

- 7.5 The construction shall be completed by the Developers/Promoters within two years from the date of this agreement, the delivery of the A schedule property is handed over to the developer on the date of this agreement and in case of any order from the appropriate Court of Law or any Government or semi Government authority and/or statutory body or authority like the Panchayat authorities, CMDA/KMDA, Police Authority, Fire Brigade authority etc., the period by which the development work will be delayed shall be excluded while computing the period by which the work of the said building is to be completed. It is mutually agreed that after expiration of the period of the aforementioned tenure of this agreement will be extended for further period to be mutually ascertained.

ARTICLE VIII (SPACE ALLOCATION)

8. **"LAND OWNER'S ALLOCATION"** - Shall mean and include **40%** (Forty percent) Super Built Up Area of the total constructed area for Commercial purposes and **40%** (Forty percent) Super Built Up Area of total constructed area for residential purposes of the proposed building to be developed upon the 'said property' which the Land Owners would be entitled as per terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis to own, possess, transfer or otherwise dispose of as the absolute owners thereof, the details whereof are hereunder written and more fully and particularly described in the **Schedule "B"** below.

"DEVELOPER'S ALLOCATION" - Shall mean and include **60%** (Sixty percent) of Super Built Up Area of the total constructed area for Commercial purposes and **60%** (Sixty percent) Super Built Up Area of total constructed area for residential purposes remaining after the allotment to the Land Owners Allocation which the Developers/Promoters shall be entitled as per terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis and the details whereof are hereunder written and more fully and particularly described in the **Schedule "B-1"** below. The total units and/or saleable spaces, common parts of the building shall be divided and/or



distributed between the owner and the Developer /Promoter.

The **LAND OWNERS / FIRST PART** will be entitled to own , possess, transfer or otherwise dispose of as the absolute owners thereof, the details whereof are hereunder written and more fully and particularly described in the Schedule "B" below , which the owners will be entitled to own, possess, transfer or otherwise dispose of as the absolute owners thereof as mentioned in the Schedule "B" together with proportionate undivided share of the said land along with other open areas and open and covered spaces to be called the "**LAND OWNERS ALLOCATION**" on account of their ownership right title and interest in the land comprised in the "Said Property " to be held, owned by them as absolute owners thereof. Similarly Developers/Promoters shall be entitled to the constructed Super Built up Area remaining after the allotment to the Land Owners Allocation together with proportionate share in the said land along with other open areas and open and covered spaces of "said Property" to be called **DEVELOPERS ALLOCATION** on account of its undertaking the development work and/or construction of the said building(s) on the " said property " .

- 8.1 The Developers/Promoters will be entitled to sell, transfer, gift, lease license etc. let out or otherwise dispose off either on ownership basis and/or otherwise to enter into agreements or contracts for disposal respectively of the Developers Allocation or portions thereof together with the proportionate undivided share in land attributable to the respective units as they shall think proper however if the parties of the First part i.e. the Land Owners intends to sell out any portion or unit out of the portion allotted to them as Land Owner's Allocation, the parties of the First part can transfer any portion from their allocation to any outsider. However it is agreed that all agreements, contracts, deeds and documents for sale or otherwise disposal by the owners of the Units/Saleable spaces forming part of the owner's allocation and/or by the Developers/Promoters of the Units/ Saleable spaces forming part of the Developers allocation shall be identical containing similar terms and covenants provided .

- 8.2 The Developers/Promoters hereby agrees to keep the owners indemnified

owners allocation and the Developers Allocation in the building in good working condition and in particular so as not to cause damage to the building or any part or any other spaces or accommodation therein.

- 13.6 The owners and/or Developers/Promoters and/or their respective transferees shall not throw or accumulate any dirt, rubbish waste or refuse nor permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion of the building.
- 13.7 The title share and interest in the common parts and areas of the building shall exclusively belong to the owners and Developers/Promoters.
- 13.8 In relation to the use and enjoyment of the said building and/or the several units of the said building neither the owners nor the Developers/Promoters nor their respective transferees shall:-
- Throw any rubbish or store any articles in the common parts of the building.
 - Decorate or paint or otherwise alter the exterior of the said building in any manner whatsoever.
 - Do any act, deed, matter, or things which may in any manner cause obstruction in the use and enjoyment of the several units by the intending buyers or other occupiers.

ARTICLE XIV (MISCELLANEOUS)

- 14.1 The owners and the Developers/Promoters have entered into this agreement purely on principal to principal basis and that nothing stated herein shall be deemed or construed to be a partnership the parties hereto nor shall the parties thereto constitute an Association of person.
- 14.2 On completion of the Project of development of the "said property" and/or construction of the "said building(s)" as also the payment of monetary consideration on account of owners allocation in the manner as herein agreed, this agreement shall stand fulfilled.
- 14.3 The parties hereto shall at their respective costs take appropriate steps for separate assessment of Panchayat and other taxes payable in respect of the several units forming part of the Owner's allocation and Developers Allocation respectively.
- 14.4 The owners and the Developers/Promoters hereby agree and undertake to

out of the development work, the Developers/Promoters in consultation with their transferees shall cause to form an Association of the buyers of units/saleable spaces for proper maintenance of the common parts, areas, facilities, and amenities at the said building. The Developers/Promoters herein shall also frame the rules, regulations and bye-laws of the Associations as it would think proper.

ARTICLE XII (PENAL CLAUSE)

- 12 Penal Clause in both sides will be applicable. If any or either party to this agreement violates or disobeys any term and condition of this agreement and either party will be entitled to approach the Court of Justice and Equity for compensation, damages if the arbitration procedures fail to resolve the problem /dispute.

ARTICLE XIII (COMMON RESTRICTIONS)

- 13.1 The Land Owners shall be equally subject to the same restrictions as may be applicable to the Developers and vice versa regarding the joint rules and regulation of the said building property.
- 13.2 The owners and the Developers/Promoters shall not permit the use of portions in the building for carrying on any illegal or immoral trade or activity nor use or permit the user thereof for any purpose which may cause nuisance or be hazardous to the other occupiers of the building.
- 13.3 The owners or the Developers/Promoters or their transferees shall not demolish permit demolitions of any wall or other structures respectively in the Developers Allocation or any portion thereof or make any structural alterations therein without the previous consent of the Developers/Promoters.
- 13.4 The owners and the Developers/Promoters and/or assigns shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies and the holding organizations as the case may be and shall be responsible for any deviation, violation and/or breach of any of the laws, bye-laws rules and regulations.
- 13.5 The owner and the Developers/Promoters and/or their assignees shall keep the interiors, walls, sewers, drainage, pipes, septic tanks and other fittings and fixtures and the floors and ceiling etc. respectively of the

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Piyoo Ghosh

PARTNER



and harmless from and against all claims, losses, damages, consequences, costs, charges and expenses which the owners may suffer or incur for any act of the Developers/Promoters in respect of the Developers Allocation.

- 8.3 No further consent or authority shall be required from the owners in the matter of the Developers/Promoters entering into any agreement for sale or contract and/or selling or otherwise disposing off the units/saleable space of the developers allocation, the owner shall have no right to challenge or claim against the Developer in respect of any agreement or contract entered into by the Developer on the basis of the revocable Power of Attorney executed by the owner.

ARTICLE IX (MONETARY CONSIDERATION)

- 9 That no monetary consideration is exchanged in between the parties of the agreement.

ARTICLE X (RATES TAXES AND MAINTENANCE)

- 10.1 The Owners shall solely bear and pay the taxes and all other rates, taxes and other outgoings whatsoever up to the date of this agreement.
- 10.2 On and from the date of this agreement the developer shall bear and pay the all taxes and other outgoings whatsoever.
- 10.3 On and from the date of handing over possession of the units/saleable spaces etc. the transferees shall be liable to pay all rates, and other outgoings in respect of the Developers Allocation.
- 10.4 On and from the date of completion of the said building and/or of delivery of possession to the transferees of the several units/saleable spaces forming part of the developers allocation, the Developers/Promoters herein shall look after, manage and administer the day to day maintenance of the said building as also of the common parts, areas, amenities and facilities at the said building and in this respect, the owners shall render their best co-operation and assistance.
- 10.5 The Developer/Promoter and also their transferee(s) shall be responsible for payment of monthly maintenance and service charges on account of the developers allocation.

ARTICLE XI (HOLDING ORGANISATIONS)

- 11 After the completion of the construction of the said building and carrying

sign and execute all other documents which may be required for the purpose of smooth implementation of this Agreement as and when required.

ARTICLE-XV (ARBITRATION)

- 15.1 All disputes and differences between the parties hereto arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or determination of the liabilities or otherwise touching these presents shall be referred to the two independent Arbitrators, one to be appointed by each party, who shall jointly appoint an umpire at the commencement of the arbitration proceedings. That upon reference made by the parties regarding dispute the Arbitrators shall proceed as per the Arbitration and Conciliation Act, 1996. Any award made by such Arbitrators shall be final, conclusive and binding on both the parties. The Arbitrators shall have summary powers and shall be entitled to give award(s) in lot or lots.

ARTICLE - XVI (JURISDICTION)

- 16.1 The Courts having the territorial jurisdiction at Hooghly only shall have exclusively the jurisdiction to entertain and try, determine and/or adjudicate all actions, suits proceedings arising out of or in relation to this agreement, the award of the arbitration or otherwise between the parties herein.

ARTICLE -XII (FORCE MAJEURE)

- 17.1 Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, labor unrest, non-availability of electricity (including delay for installation of Transformer by W.B.S.E.D.C./Electric Dept.), want of water, delay for installation of lift, any legal disturbances and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non-availability of essential materials like cement, steel, stone chips, brick, sand etc.
- 17.2 The parties hereto shall not be considered to be liable for any obligations here above to the extent that the performance of the relative obligations

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Piyar Ghosh

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prevented by the existence of the "Force Majeure" shall be suspended from the obligation during the period of this "Force Majeure".

ARTICLE – XIII (DEVELOPMENT POWER OF ATTORNEY)

That by executing this Deed the Land Owners shall also execute one Development Power of Attorney, in favour of **M/S GHOSH AND CO** (PAN- ABBFG2664A) (Date of Incorporation 30.04.2024), A Partnership firm, having its place of operations at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist- Hooghly, Pin No. 712102, West Bengal, India, (PAN : ABBFG2664A), represented by its Partners- (1) **SRI PRADIP KUMAR GHOSH** (PAN-ADIPG4802B) (AADHAAR NO. 8425 8415 7364) (Date of Birth 07.01.1955), Son of Late Saroj Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business and **SMT SIMA GHOSH** (PAN-ADIPG4800D) (AADHAAR NO. 8473 4615 3327) (Date of Birth 11.05.1961), Wife of Sri Pradip Kumar Ghosh, by Religion- Hindu (Indian Citizen), by Occupation-Business; all residing at Farm Side Road, 2 No. Lane, P.O- Chinsurah (RS), P.S- Chinsurah, Dist- Hooghly, Pin No. 712102, West Bengal, India (the two Developers out of Five Developers), appointing them as their true and lawful attorney conferring all powers like all necessary permission and approvals from the different authorities in connection with construction of the proposed multi-storied building and electricity and water supply connections and all other connections including drainage and sewerage connection from the Hooghly Zilla Parishad and/or any other authority concern and dealing with all authorities in respect of execution of the Project on behalf of the Land Owners to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks and other building materials allocable to the Land Owners for the construction of the schedule mentioned property enumerated in the Schedule "A" Part I & II property herein below written and to apply for and obtain temporary connections of water, electricity, powers and permanent drainage and sewerage connection to the new building and other inputs and facilities required for the construction of enjoyment of the new building including the power to sale, gift, mortgage, lease and any kind of transfer of the new building mentioned in the schedule below in favour of any buyer(s)/purchaser(s), company/firm whether private or Govt. etc. with the following powers/act/rights:-

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Sri Pradip Kumar Ghosh

PARTNER

Smt. Sima Ghosh



- (i) To manage and look after and control the Schedule "A" Part I & II property.
- (ii) To appear and represent the Land Owners in all places for the purpose of development of Schedule "A" Part I & II property and to sign all papers and documents, letter, receipts and writings whatsoever and to conclude all agreements, bargains and deals, to accept all essentials, tenders, quotations etc. to settle all disputes and differences in connection with the said development works.
- (iii) To prepare the building plan for the development of the Schedule "A" Part I & II property and to submit the same to the Hooghly Zilla Parishad and/or any other authority concern for obtaining approval the same and to submit proposals from time to time for the amendments and/or modifications of such building plans to the Concerned Panchayet /Zilla Parishad and the other concerned authority(s) for the purpose of obtaining approval/sanction to such amendments.
- (iv) To enter upon the said Schedule "A" Part I & II property along with workmen and the supervisors for the purpose of commencing construction works on the said Schedule "A" Part I & II property.
- (v) To supervise the development work in respect of new buildings of the said property mentioned in the Schedule "A" Part I & II property herein below and carry on and/or to get carried out through contractor(s), sub- contractor(s) and/or departmental and/or in such manner as may be determined by the said attorney, construction of the structures on the said property in accordance with the plans and specifications sanctioned by the Hooghly Zilla Parishad and/or any other authority concern in accordance with all the applicable rules and regulations made by the Govt. of W.B, Hooghly Zilla Parishad and/or any other authority concern in that behalf for the time being.

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- (vi) To appoint from time to time architect, Engineer, R.C.C consultants, constructors and other personnel and workmen for carrying out the development work of the Schedule "A" Part I & II property and also construction of buildings thereon and to pay their fees and charges.
- (vii) To make necessary applications to the W.B.S.E.D.C.L or concerned authority(s) for obtaining electric connection for the said property enumerated in the Schedule "A" Part I & II property and the new buildings constructed thereon.
- (viii) To apply for and obtaining water connection for the newly proposed building and/or occupation and Completion Certificate in respect of the said buildings constructed thereon from the Hooghly Zilla Parishad and/or any other authority concern.
- (ix) To enter into Ownership Agreement(s) and/or to execute the Agreements for Sale of flats, garages, shop rooms etc. on ownership basis that would be constructed on the said property on such terms and conditions as the said attorney may in his absolute discretion think fit and proper and to receive the earnest money including the consideration money from the intending purchaser(s) and to give the valid receipts to them as per Allocation mentioned in the above referred Development Agreement.
- (x) To sell or dispose of all and any of the flats, garages, shop rooms etc. that may be constructed on the Schedule "A" Part I & II property on ownership basis and/or in any other manner, price or for the amount that the said attorney may think fit and proper (it excludes the Land Owner's Allocated portion over the total Super built up Area mentioned in the Development Agreement mentioned above).
- (xi) The Developers may make Agreement for Sale of their allocated portion to the intending purchaser(s).

- (xii) To collect and receive money from the purchaser(s) of such flats, garages, shop rooms etc. (on the said new building) that may be payable by such aforesaid person(s) and for that purpose to make sign and execute and/or give proper and lawful discharge for the same.
- (xiii) To execute from time to time the Deed of Sale, Conveyance(s) in respect of the Schedule "A" Part I & II property and buildings, flats, garages, shop rooms etc. to be constructed thereon or any part thereof in favour of such person(s) as the said attorney shall determine and to present the documents for registration and admit the execution of any such document(s) before the Dist. Sub Registrar- I & II, Chinsurah, Hooghly, Addl. Dist. Sub- Registrar, Chinsurah, Hooghly and/or Addl. Registrar of Assurance, Kolkata etc.
- (xiv) To attend before the Dist. Sub Registrar- I & II, Chinsurah, Hooghly, Addl. Dist. Sub- Registrar, Chinsurah, Hooghly and/or Addl. Registrar of Assurance, Kolkata etc.
- (xv) To execute and present for registration and admit execution of any agreement, deed, conveyance transfer, assignment assurance, release, indemnity or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and effectually in all respects as *the* Land Owners themselves could do.
- (xvi) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign execute and give sufficient releases or other discharges for the same.
- (xvii) To ask, receive and recover from all the flats, garages, shop rooms etc. from the purchaser(s) and other occupiers whatsoever all rents,

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Piyas Ghosh
 PARTNER

Piyas Ghosh

M/S. GHOSH AND CO.

Riyas Ghosh

PARTNER

Riyas Ghosh

charges, profits, emoluments and sums of money lying due or owing and payable in respect of the said plot in any manner whatsoever and also or non- payment thereof or any part thereof to enter upon, restrain and/or take appropriate legal steps for the recovery thereof or to eject such defaulting acquires and/or occupants.

- (xviii) For us in our name to accept service of any writ of summons or other legal process and to appear in any court and before all courts, magistrates whether Executive or Judicial or other officer(s) whatsoever as by the said attorney shall deem advisable and to commence any action/other proceedings in any court of law and to prosecute or discontinue or become non-suited as the said attorney shall think fit and proper also to appoint any solicitor and/or advocate or lawyer to prosecute or defend in the Schedule "A" Part I & II property.
- (xix) To appear before the Settlement/ B.L. & L.R.O, Lichubagan, Bandel, P.O- Chinsurah, Hooghly (under Mogra-Chinsurah Block), Hooghly/ H.D.L& L.R.O, Chinsurah, Hooghly/D.L & L.R.O, Chinsurah, Hooghly, the Kotalia No. 1 Gram Panchayet or any other concerned authority for the purpose of mutation or the matters ancillary thereto and to sign and execute any applications, petitions and pay to the Govt. Revenue (Khajna) Panchayet taxes or other taxes etc.
- (xx) To sign, verify and execute plaints, written statements, counter- claims, appeals, reviews, applications, affidavits, authorities and paper of every description that might be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and other proceedings of any kind whatsoever in any court of law or equity whether of Original, Appellate or Revisional jurisdiction.
- (xxi) To do all acts and appearances and applications in any such court or courts aforesaid in any suits, appeals or proceedings brought or commenced and to defend answer or oppose the same and to execute

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Piyar Ghosh

PARTNER

By
[Signature]

decree as the said attorney shall be advised or think proper and also to appear before any Govt. offices and public or private offices and to sign and execute any papers, applications, thereon in respect of the Schedule "A" Part I & II property.

- (xxii) Generally to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as *the Land Owners* could in person do in accordance to the Development Agreement with Development Power of Attorney mentioned earlier.

AND the Land Owners hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the Schedule "A" Part I & II property by virtue of these presents and the Land Owners hereby declare that they shall not do anything inconsistent with the power of attorney and further they hereby declare that the powers and authorities hereby granted shall be in force till the property as described in the Schedule "A" Part I & II property fully and properly developed, but it may be revoked by the Land Owners (according to the terms and conditions enumerated in the Development Agreement with Development Power of Attorney mentioned earlier) and to follow the statutory provisions and as per rules and regulations of the Hooghly Zilla Parishad and/or other concerned authority (s) that the transfer and/or conveyance of the land with building are conveyed and/or transferred in favour of the intending purchaser(s) or transferees.

SCHEDULE "A" ABOVE REFERRED TO

(UPON WHICH PROPOSED MULTI-STORIED BUILDING WILL BE CONSTRUCTED)

All that piece and parcel of Land Under Dist.- Hooghly, P.S- Chinsurah, P.O Chinsurah(RS), Pin No. 712102, West Bengal, India. The land area defined comprises of two separate Parts but conjoined land areas whose details are provided as follows:

PART- I

- (i) Nature of Land "BASTU (HOUSING COMPLEX)" land.
- (ii) Area of Land more or less = 0.10 ACRE or 10 Decimal.
- (iii) R.S Khatian No. 663.
- (iv) LR Khatian No - 2828 & 2155.
- (v) R.S Dag No. 1645.
- (vi) LR Dag No - 1662.

- (vii) District - Hooghly.
- (viii) P.S - Chinsurah.
- (ix) Mouza - Simla.
- (x) J.L No - 16.
- (xi) Kotalia No. 1 Gram Panchayat.

PART - II

- (i) Nature of Land "BASTU (HOUSING COMPLEX)" land.
- (ii) Area of Land more or less = 0.09 ACRE or 09 Decimal.
- (iii) R.S Khatian No. 663.
- (iv) LR Khatian No - 2828 & 2155.
- (v) R.S Dag No. 1645.
- (vi) LR Dag No - 1662.
- (vii) District - Hooghly.
- (viii) P.S - Chinsurah.
- (ix) Mouza - Simla.
- (x) J.L No - 16.
- (xi) Kotalia No. 1 Gram Panchayat.

CONSOLIDATED LAND IN PART - I & II

- (i) Nature of Land "BASTU (HOUSING COMPLEX)" land.
- (ii) Total Area of Land more or less = 0.19 ACRE or 19 Decimal.
- (iii) R.S Khatian No. 663.
- (iv) LR Khatian No - 2828 & 2155.
- (v) R.S Dag No. 1645.
- (vi) LR Dag No - 1662.
- (vii) District - Hooghly.
- (viii) P.S - Chinsurah.
- (ix) Mouza - Simla.
- (x) J.L No - 16.
- (xi) Kotalia No. 1 Gram Panchayat.

BOUNDARIES OF CONSOLIDATED LAND AREA PART I & II

- On the North - 12'-00" wide pucca Panchayat Road.
- On the South - Property of LR Dag Nos. 1661.
- On the East - Property of LR Dag Nos. 1663.
- On the South - Property of LR Dag Nos. 1659.

SCHEDULE "B" ABOVE REFERRED TO:**(LAND OWNER'S ALLOCATION)**

Shall mean and include **40%** (Forty percent) Super Built Up Area of the total constructed area for Commercial purposes and **40%** (Forty percent) Super Built Up Area of total constructed area for residential purposes of the proposed building to be developed upon the 'said property' which the Land Owners would be entitled as per terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis to own, possess, transfer or otherwise dispose of as the absolute owners thereof.

THE SCHEDULE "B-1" TO BE ALLOTTED TO THE DEVELOPER

Shall mean and include **60%** (Sixty percent) of Super Built Up Area of the total constructed area for Commercial purposes and **60%** (Sixty percent) Super Built Up Area of total constructed area for residential purposes remaining after the allotment to the Land Owners Allocation which the Developers/Promoters shall be entitled as per terms and conditions of these presents including proportionate share in the common facilities and amenities on pro rata basis and the details whereof are hereunder thereof.

SCHEDULE "C" ABOVE REFERRED TO:**(COMMON PARTS & PORTIONS)**

- (i) Entrance, exits, boundary walls, common paths and passage.
- (ii) Stair case, Stair case landing on all floors.
- (iii) Rooms and spaces for water pumps, over-head water tanks, reservoir and water pipes.
- (iv) Foundations, columns, beams, supports.
- (v) External electrical installations, switch-board and all other electrical wirings and fittings (except only those are installed within the exclusive area of any Unit and/or exclusively for the use of purchaser).
- (vi) Drains, sewerage, septic tank and all other pipes including or around the Building (except only those are installed within the exclusive area of any Unit and/or exclusively for the use of purchaser).

- (vii) Such other common parts, areas, equipment, installations, fittings, space in or about the building as are necessary for the common use and/or enjoyment by the co-sharers of the same building.
- (viii) Use of lift.

SCHEDULE "D" ABOVE REFERRED TO:

(COMMON EXPENCES)

- (i) All expenses for maintenance, operating, replacing, repairing, renovating, painting of the common portions and the common areas in the building including the outer walls of the building.
- (ii) All the expenses for running and operating all machinery equipments and installations comprised in the common portions including water pumps, electrical installations, including the cost of repairing, renovating and replacing the same.
- (iii) Salaries and other emoluments and benefits of and all other expenses of the persons employed or to be employed for the common purposes such as caretaker, supervisor, accountant, darwans, security personnel, sweepers, plumber, electricians and other maintenance's staff, if any.
- (iv) Cost of insurance premium for insurance of the building and/or common portions.
- (v) All charges and deposits for supplies of common utilities for the Co-owners in common.
- (vi) Panchayet Tax, Land Tax, G.S.T and/or other taxes levied in respect of the premises and the building (save and except those are separately assessed in respect of any unit of the purchaser/s).
- (vii) Costs of formation and operation of the service Organization /Association including the office expenses.
- (viii) Electricity charges for the operation of the equipments and installation for the common service and lighting the common portions.

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Ryan Ghosh

PARTNER

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M/S. GHOSH AND CO.
Riya Ghosh
PARTNER

- (ix) All legal expenses incur or to be incurred for the common purpose relating to common use and enjoyment of the common portions.
- (x) All other expenses and/or out goings as would be incurred by the Vendors and/or by the society/service organization or Association for the common purpose.

SCHEDULE "E" ABOVE REFERRED TO:

(COMMON RESTRICTIONS)

- (i) It has been agreed by and between the parties hereto that in the proposed new building shall be subject to the same restriction on transfer and use as would be applicable to the developer's allocation in the proposed new building intended for the common benefits of all occupiers of the entire completed building which shall be included are following.
- (ii) The land owner and the developers or the nominees of the developers shall not use or permit to use their respective portions in the newly proposed building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose/purposes which may cause any nuisance, obstruction or hazard to the other occupiers of the newly proposed building.
- (iii) No party shall demolish or permit to demolish any wall or other structures in their respective portions or any part thereof or make any structural alteration therein without the consent of all other co-owners and without obtaining necessary permission from the concerned statutory authorities.
- (iv) Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or local bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
- (v) The respective allottee (s)/buyer(s)/or purchaser(s) shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in good condition and repair the same so as

not to cause any damage to the proposed new building or any other space or accommodation therein, and shall indemnify the others from and against the consequences of any breach caused by him.

- (vi) No party or person(s) claiming through any of the parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the co-owners or co-owners for the purpose they are meant.
- (vii) No party shall throw or accumulate any filthy, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the newly proposed building or in the compound, corridors or any other portion of the common areas in the newly proposed building and the premises.
- (viii) In the event of any transfer being made by the parties of their respective allocations, the above conditions shall be made applicable to and binding upon the transferee(s).

SCHEDULE "F" ABOVE REFERRED TO

(SPECIFICATIONS FOR THE PROPOSED BUILDING)

(1) General	The Building shall be R.C.C framed structure as per Hooghly-Zilla Parishad sanction plan and/or any other authority
(2) Brick Work	All exterior brick work shall be 8" thick in sand cement mortar as approved by Hooghly-Zilla Parishad sanction plan and/or any other authority. All partition brick wall shall be 5"/3" thick in sand cement mortar
(3) Plaster Work	The outside plaster of the building is 20 mm thick (average) whereas the inside plaster will be 15 mm thick (average) and ceiling plaster is 6 mm in sand cement mortar.
(4) Living/Dining/Lobby/Passage	(i) Floor: Vitrified Tiles.

	(ii) Walls: POP/wall putty with primer.
(5)Bed Rooms	(i) Floor: Vitrified Tile. (ii) Walls: POP/ wall putty with primer.
(6)Kitchen	(i) Floor: Marble/floor tiles. (ii)Walls: Glazed tiles up to 2'-0" above counter and POP/wall putty with primer on the rest of the wall. (iii)Counter: Marble Top with black stone partition. (iv)Fitting/Fixtures: Single lever CP fittings Sink, Provision for Kitchen Chimney, electrical point for Microwave and Water Purifier.
(7)Balcony	(i) Floor: Vitrified Tiles. (ii) Walls: Exterior part.
(8)Doors	(i) Entrance Doors: Primered Sal wood frame, teak veneer flush door shutters. (ii)Internal Doors: Hardwood frame, Primered flush door shutters.
(9)Widows	Anodized Aluminum sliding shutter
(10)Electrical	Switches and copper wiring with miniature circuit breaker
(11)Air-Conditioning	Provision for AC fitting in one room.
(12)Telephone and Internet	Provision will be provided in one bed room and living room
(13)Toilets	(i) Floor: Ceramic/marble. (ii) Walls: wall tiles up to 6'-0" and rest portion POP / wall putty with primer. (iii)Fitting/Fixtures: Single lever CP fitting, Basin(in one toilet) & EWC, Provision for Exhaust fan, White coloured sanitary Fitting, Shower, Provision for Hot and Cold water line in one toilet.
(14)Lift	Use of Lift.

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first above written, Signed, sealed and delivered by the parties in the presence of :-

Witnesses:-

1. Annap Ghosh
Chinsurah Court
Chinsurah, Hooghly.

Prasid Kumar Ghosh

Sirna Ghosh

Signature of the LAND OWNERS
M/S GHOSH AND CO

Prasid Kumar Ghosh

Sirna Ghosh

Pousali Ghosh

Paulami Ghosh

Piyas Ghosh

PARTNERS

2. Biswajit Deo
Chinsurah Court
Hooghly

Signature of the DEVELOPERS

DRAFTED AND TYPED BY ME

Biswajit Deo
(BISWAJIT DEY) 12/11/2025

ADVOCATE

District Judges Court, Chinsurah, Hooghly

Regd. No. WB/1588/2009

Mob. No. 9903360867

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

SPECIMEN FORM FOR FINGERPRINTS

 <i>Anis Kumar</i>	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

Anis Kumar Ghosh

SIGNATURE

 <i>Sima Ghosh</i>	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

Sima Ghosh

SIGNATURE

 <i>Pousali Ghosh</i>	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

Pousali Ghosh

SIGNATURE

M/S. GHOSH AND CO.

Piyar Ghosh

PARTNER

SPECIMEN FORM FOR FINGERPRINTS

 Paulami	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

Paulami Ghosh

SIGNATURE

 Piyas	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

Piyas Ghosh

SIGNATURE

	LEFT HAND					
		THUMB	FORE	MIDDLE	RING	LITTLE
	RIGHT HAND					

SIGNATURE

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER



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



192025260335469788

GRN Details

GRN:	192025260335469788	Payment Mode:	SBI Epay
GRN Date:	11/11/2025 18:30:15	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0171825181935	BRN Date:	11/11/2025 18:30:01
Gateway Ref ID:	1112190448	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	111120252033546977	Payment Init. Date:	11/11/2025 18:30:15
Payment Status:	Successful	Payment Ref. No:	2003054011/1/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri PRADIP KUMAR GHOSH
Address:	FARM SIDE ROAD, CHINSURAH, HOOGHLY
Mobile:	9903360867
EMail:	dey_biswajit05@yahoo.co.in
Period From (dd/mm/yyyy):	11/11/2025
Period To (dd/mm/yyyy):	11/11/2025
Payment Ref ID:	2003054011/1/2025
Dept Ref ID/DRN:	2003054011/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003054011/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	2060
2	2003054011/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2003054011/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				2960

IN WORDS: TWO THOUSAND NINE HUNDRED SIXTY ONLY.

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

Major Information of the Deed

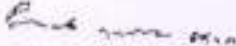
Deed No :	I-0603-13939/2025	Date of Registration	12/11/2025
Query No / Year	0603-2003054011/2025	Office where deed is registered	
Query Date	11/11/2025 6:23:36 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	BISWAJIT DEY CHINSURAH COURT, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9903360867, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 51,41,657/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,060/- (Article:48(g))	Rs. 600/- (Article:E, E, E)		
Remarks			

Land Details :

District: Hooghly, P.S.- Chinsurah, Gram Panchayat: KODALIA-I, Mouza: Simla, JI No: 16, Pin Code : 712102

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-1662 (RS -1645)	LR-2828	Bastu	Bastu	0.1 Acre	1/-	27,06,135/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L2	LR-1662 (RS -1645)	LR-2155	Bastu	Bastu	0.09 Acre	1/-	24,35,522/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
		TOTAL :			19Dec	2/-	51,41,657/-	
		Grand Total :			19Dec	2/-	51,41,657/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pradip Kumar Ghosh (Presentant) Son of Late Saroj Ghosh Executed by: Self, Date of Execution: 12/11/2025 Admitted by: Self, Date of Admission: 12/11/2025 ,Place : Office		 Captured	
		12/11/2025	LT 12/11/2025	12/11/2025

24/11/2025, Query No:-06032003054011 / 2025 Deed No :I-13939/2025.
Document is digitally signed.

M/S. GHOSH AND CO.
Pijar Ghosh
PARTNER

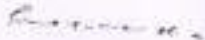
Farm Side Road, 2 No. Lane, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5, PAN No.: adxxxxxx2b, Aadhaar No: 84xxxxxxxx7364, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025, Admitted by: Self, Date of Admission: 12/11/2025, Place : Office

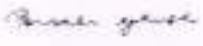
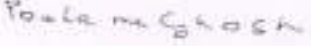
2	Name	Photo	Finger Print	Signature
	Shri Sima Ghosh Wife of Shri Pradip Kumar Ghosh Executed by: Self, Date of Execution: 12/11/2025 Admitted by: Self, Date of Admission: 12/11/2025, Place : Office		 Captured	
		12/11/2025	LTI 12/11/2025	12/11/2025
	Farm Side Road, 2 No. Lane, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: adxxxxxx0d, Aadhaar No: 84xxxxxxxx3327, Status :Individual, Executed by: Self, Date of Execution: 12/11/2025, Admitted by: Self, Date of Admission: 12/11/2025, Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GHOSH AND CO Farm Side Road, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102 Date of Incorporation:XX-XX-2XX4, PAN No.: ABxxxxxx4A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pradip Kumar Ghosh Son of Late: Saroj Ghosh Date of Execution - 12/11/2025, , Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office		 Captured	
		Nov 12 2025 11:32AM	LTI 12/11/2025	12/11/2025
	Farm Side Road, 2 No. Lane, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: adxxxxxx2b, Aadhaar No: 84xxxxxxxx7364 Status : Representative, Representative of : GHOSH AND CO (as PARTNER)			

2	Name Smt Sima Ghosh Wife of Shri Pradip Kumar Ghosh Date of Execution - 12/11/2025, Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Farm Side Road, 2 No. Lane, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.: adxxxxxx0d, Aadhaar No: 84xxxxxxxx3327 Status: Representative, Representative of: GHOSH AND CO (as PARTNER)				
3	Name Miss Pousali Ghosh Daughter of Shri Pradip Kumar Ghosh Date of Execution - 12/11/2025, Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Farm Side Road, 2 No. Lane, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8, PAN No.: buxxxxxx1g, Aadhaar No: 83xxxxxxxx7056 Status: Representative, Representative of: GHOSH AND CO (as PARTNER)				
4	Name Miss Poulami Ghosh Daughter of Shri Pradip Kumar Ghosh Date of Execution - 12/11/2025, Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Farm Side Road, 2 No. Lane, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2, PAN No.: ddxxxxxx5p, Aadhaar No: 75xxxxxxxx1678 Status: Representative, Representative of: GHOSH AND CO (as PARTNER)				
5	Name Shri Piyas Ghosh Son of Shri Pradip Kumar Ghosh Date of Execution - 12/11/2025, Admitted by: Self, Date of Admission: 12/11/2025, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
Farm Side Road, 2 No. Lane, Village:- Farm Side Road, P.O:- Chinsurah RS, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX3, PAN No.: ddxxxxxx3m, Aadhaar No: 27xxxxxxxx6099 Status: Representative, Representative of: GHOSH AND CO (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Arnab Ghosh Son of Shri. Sallen Ghosh Gari Jaypara, City:- Not Specified, P.O:- Bighati, P.S.-Bhadreswar, District:- Hooghly, West Bengal, India, PIN:- 712124		 Captured	
	12/11/2025	12/11/2025	12/11/2025
Identifier Of Shri Pradip Kumar Ghosh, Shri Sima Ghosh, Shri Pradip Kumar Ghosh, Smt Sima Ghosh, Miss Pousali Ghosh, Miss Poulami Ghosh, Shri Piyas Ghosh			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri Pradip Kumar Ghosh	GHOSH AND CO-10 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Shri Sima Ghosh	GHOSH AND CO-9 Dec

Land Details as per Land Record

District: Hooghly, P.S.- Chinsurah, Gram Panchayat: KODALIA-I, Mouza: Simia, JI No: 16, Pin Code : 712102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1662, LR Khatian No:- 2828	Owner:শ্রী প্রদীপ ঘোষ, Gurdian:সমাধি ঘোষ, Address:সদরতলা রাস্তা Classification:কৃষ্ণ, Area:0.10000000 Acre,	Shri Pradip Kumar Ghosh
L2	LR Plot No:- 1662, LR Khatian No:- 2155	Owner:শ্রীমা ঘোষ, Gurdian:শ্রী প্রদীপ ঘোষ, Address:সদরতলা রাস্তা Classification:কৃষ্ণ, Area:0.09000000 Acre,	Shri Sima Ghosh

24/11/2025, Query No:-06032003054011 / 2025 Deed No :-1-13939/2025.

Document is digitally signed.

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

Endorsement For Deed Number : I - 060313939 / 2025

On 12-11-2025

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

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

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

Presented for registration at 10:37 hrs on 12-11-2025, at the Office of the A.D.S.R. CHINSURA by Shri Pradip Kumar Ghosh, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 51,41,657/-

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

Execution is admitted on 12/11/2025 by 1. Shri Pradip Kumar Ghosh, Son of Late Saroj Ghosh, Farm Side Road, 2 No Lane, P.O. Chinsurah RS, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by Profession Business. 2. Shri Sima Ghosh, Wife of Shri Pradip Kumar Ghosh, Farm Side Road, 2 No. Lane, P.O. Chinsurah RS, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712102, by caste Hindu, by Profession Business

Identified by Shri Arnab Ghosh, Son of Shri Saiten Ghosh, Garji Jaypara, P.O. Bighati, Thana: Bhadreswar, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-11-2025 by Shri Pradip Kumar Ghosh, PARTNER, GHOSH AND CO (Partnership Firm), Farm Side Road, Village - Farm Side Road, P.O. - Chinsurah RS, P.S.-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102

Identified by Shri Arnab Ghosh, Son of Shri Saiten Ghosh, Garji Jaypara, P.O. Bighati, Thana: Bhadreswar, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-11-2025 by Smt Sima Ghosh, PARTNER, GHOSH AND CO (Partnership Firm), Farm Side Road, Village - Farm Side Road, P.O. - Chinsurah RS, P.S.-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102

Identified by Shri Arnab Ghosh, Son of Shri Saiten Ghosh, Garji Jaypara, P.O. Bighati, Thana: Bhadreswar, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-11-2025 by Miss Pousali Ghosh, PARTNER, GHOSH AND CO (Partnership Firm), Farm Side Road, Village - Farm Side Road, P.O. - Chinsurah RS, P.S.-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102

Identified by Shri Arnab Ghosh, Son of Shri Saiten Ghosh, Garji Jaypara, P.O. Bighati, Thana: Bhadreswar, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-11-2025 by Miss Poulami Ghosh, PARTNER, GHOSH AND CO (Partnership Firm), Farm Side Road, Village - Farm Side Road, P.O. - Chinsurah RS, P.S.-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102

Identified by Shri Arnab Ghosh, Son of Shri Saiten Ghosh, Garji Jaypara, P.O. Bighati, Thana: Bhadreswar, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-11-2025 by Shri Piyas Ghosh, PARTNER, GHOSH AND CO (Partnership Firm), Farm Side Road, Village - Farm Side Road, P.O. - Chinsurah RS, P.S.-Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712102

Identified by Shri Arnab Ghosh, Son of Shri Saiten Ghosh, Garji Jaypara, P.O. Bighati, Thana: Bhadreswar, Hooghly, WEST BENGAL, India, PIN - 712124, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2025 6:30PM with Govt. Ref. No. 192025260335469788 on 11-11-2025, Amount Rs. 600/-, Bank: SBI ePay (SBIPay), Ref. No. 0171825181935 on 11-11-2025, Head of Account 0030-03-104-001-18

M/S. GHOSH AND CO.

Piyas Ghosh

PARTNER

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,060/- and Stamp Duty paid by , by Stamp Rs. 5,000.00/-, by online = Rs 2,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3841, Amount: Rs.5,000.00/-, Date of Purchase: 23/09/2025, Vendor name: R N Bhattacharya

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2025 6:30PM with Govt. Ref. No: 192025260335469788 on 11-11-2025, Amount Rs: 2,060/-, Bank: SBI EPay (SBIEPay), Ref. No. 0171825181935 on 11-11-2025, Head of Account 0030-02-103-003-02

Samit Ghosh

Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal