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Certified that the document is admitted in
 Registration. The signature sheets and the
 endroement sheets attached with the
 document are the part of this document.

[Signature]
 District Sub-Register-
 Alipore, South 24-Parganas

09 DEC 2025

DEVELOPMENT AGREEMENT

THIS INDENTURE made on this the *9th* day of *September* 2025,

Contd/P2

BETWEEN 1) SMT. MALTI SHARMA (PAN BGCPS0571D) (AADHAAR No. 6184 0265 2843), wife of Late Narendra Kumar Sharma, **2) SRI ATUL SHARMA,** son of Late Narendra Kumar Sharma, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, an Indian- born Australian Citizen and holder of Certificate of Registration, **OVERSEAS CITIZEN OF INDIA vide No. A 856712** dated 22.06.2011, issued under the seal and signature of the Consul, Consulate General of India, Melbourne, AUSTRALIA, working for gain in AUSTRALIA), **3) SRI ARPIT SHARMA (PAN AWDPS6973P) (AADHAAR No. 6079 8681 4273),** son of Late Narendra Kumar Sharma, **4) SRI ANUJ SHARMA (PAN BKSPS2332G) (AADHAAR No. 2651 6517 2753),** son of Late Narendra Kumar Sharma, **5) SMT. USHA SHARMA (PAN BJDPS5631N) (AADHAAR No. 5932 1650 8238),** wife of Late Jogendra Kumar Sharma, **6) SRI RAJEEV SHARMA (PAN CAJPS8460D) (AADHAAR No. 5653 6192 8098),** son of Late Jogendra Kumar Sharma, **7) SMT. RACHNA SHARMA alias SMT. RACHNA PRAVIN SHARMA (PAN CAUPS8353J) (AADHAAR No. 6369 7358 9410),** wife of Sri Pravin Sharma and daughter of Late Jogendra Kumar Sharma, **8) SRI SURENDRA KUMAR SHARMA (PAN AIPPS0147R) (AADHAAR No. 5999 4214 5474),** son of Late Keshardeo Sharma alias Late Keshar Deo Sharma, **9) SMT. CHANDRA KANTA JOSHI (PAN AJZPJ5014H) (AADHAAR No. 6372 1245 4550),** wife of Sri Sheocharan Das Joshi and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma and **10) SMT. SAROJ VINOD VYAS (PAN ACDPV2813R) (AADHAAR No. 5004 3896 5672),** wife of Sri Vinod Vyas and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma, all are by Faith- Hindu, by Nationality-

Indian, by Occupation- **Nos. 1, 5, 7, 9** and **10** are Housewife and **Nos. 2, 3, 4, 6** and **8** are Service respectively, **No. 1** residing at 10/2, L V R Balaji Anjanadri, Peerzadiguda Main Road, Kachivani Singaram, Uppal, Prathapsingaram, K.V. Rangareddy, P.O. Medipally, P.S. Medchal, City- Hyderabad, Pincode- 500088, District- Medchal- Malkajgiri, State- Telangana, **No. 2** permanently residing at 13, Begonia Road, Tarneit, Victoria 3029, Australia and also residing at 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, State- West Bengal, **No. 3** residing at Sri Sai Anandamai, B 406, Chenna Reddy Enclave, Peerzadiguda, P.O. Medipally, P.S. Medchal, City- Hyderabad, Pincode- 500039, District- Medchal- Malkajgiri, State- Telangana, **No. 4** residing at A-003, Vandana Earls Court, VGP Layout, Kudlu, Bommanhali, P.O. Bommanhali, P.S. Anekal, Pincode- 560068, District- Bangalore, State- Karnataka, **Nos. 5, 6** and **8** are residing at 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, State- West Bengal, **No. 7** residing at HPPP+HP7, Phase 1, Hinjawadi Rajiv Gandhi Infotech Park, Pimpri-Chinchwad, P.O. Hinjawadi, P.S. Pimpri, Pincode- 411057, District- Pune, State- Maharashtra, **No. 9** residing at Gal No. 1403 and 1405, A- B, Flat No. N- 104, Jade Residences Road, P.O. Wagholi, P.S. Pune, Pincode- 412207, District- Pune, State- Maharashtra and **No. 10** residing at D/53 1156, Azad Nagar- 3, Anupam HSG Society LTD, Veera Desai Road, Near Sport Complex, P.O. Andheri West, P.S. Andheri, Pincode- 400058, District- Mumbai, State- Maharashtra, hereinafter collectively called and referred to as the **LANDOWNERS/FIRST PARTY** (which term or

expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART.**

AND

"M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 2A/6, Ho Chi Minh Sarani, Flat No. 3B, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, administrators, executors, legal representatives and assigns) of the **SECOND PART.**

PART- A

WHEREAS one Sri Hari Charan Chattayet (since deceased) of Shyam Sundarpore, P.S. Behala, was seized and possessed of **ALL THAT** piece and parcel of land measuring an area more or less 3 (Three) Cottahs 6 (Six) Chittacks, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, Khatian No. 174, Dag No. 410, Police Station- Behala, District- previously 24 Parganas now

South 24 Parganas, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, more fully and particularly mentioned and described in the Schedule hereunder written along with other landed proper in Mouza- Muradpore, Sirity, in different Dags and Khatians, by virtue of inheritance.

AND WHEREAS the said Sri Hari Charan Chattayet (since deceased), during his life time, made and published his last Registered WILL and TESTAMENT on 11th day of February, 1935, whereby and whereof the said Sri Hari Charan Chattayet (since deceased) gave, devised and bequeathed absolutely and forever his said entire property in favour of his wife namely Smt. Benoda Moyee Dassi and his two daughters namely i) Smt. Laxmi Bala Dassi and ii) Smt. Sudha Rani Mallick.

AND WHEREAS the said Sri Hari Charan Chattayet (since deceased) in his said last WILL and TESTAMENT on 11th day of February, 1935, had appointed his wife Smt. Benoda Moyee Dassi, as sole Executor of his said last WILL.

AND WHEREAS the said Hari Charan Chattayet died on 04.03.1935, leaving behind his last WILL AND TESTAMENT executed on 11th day of February, 1935.

AND WHEREAS after the death of the said Hari Charan Chattayet, the executor of his last WILL and TESTAMENT namely Smt. Benoda Moyee Dassi, had filed an application for probate before the District Delegate Alipore, 24 Parganas and the said application had been granted by the

Ld. Court by granting a Case No. 39 of 1955 and afterwards Probate to the said last WILL and TESTAMENT of the said deceased Hari Charan Chattayet was granted by the Ld. Court by an Order dated 21st day of April, 1955, in favour of the Executor namely Smt. Benoda Moyee Dassi.

AND WHEREAS as per the said WILL and TESTAMENT, the said Smt. Benoda Moyee Dassi had bequeathed her vested interest upon the whole landed property to her said two daughters namely i) Smt. Laxmi Bala Dassi and ii) Smt. Sudha Rani Mallick.

AND WHEREAS the said i) Smt. Laxmi Bala Dassi and ii) Smt. Sudha Rani Mallick became the joint Owners of the said property along with other landed properties by inheritance and mutated their names in the Assessment Records of the Appropriate Authority, by paying rents and taxes and also recorded their names in the Revisional Records of Rights.

AND WHEREAS to avoid troubles and litigations and to maintain perpetual peace amongst themselves, the said i) Smt. Laxmi Bala Dassi and ii) Smt. Sudha Rani Mallick, had determined to partition their property amicably by metes and bounds and thereby duly executed a Registered Deed of Partition dated 24th day of August, 1956, registered at the Office of the S.R.O. Behala and duly recorded in Book No. 1, Volume No. 41, Pages from 274 to 279, Being No. 2902 for the year 1956.

AND WHEREAS according to the terms and condition of the said Deed of Partition the said Smt. Laxmi Bala Dassi had been allotted **ALL THAT** piece and parcel of land measuring an area more or less 3

(Three) Cottahs 6 (Six) Chittacks, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, Police Station- Behala, District- previously 24 Parganas now South 24 Parganas, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

AND WHEREAS by virtue of a Registered Deed of Gift registered with the Office of the S.R.O. Behala, 24 Parganas and the same had been duly recorded in Book No. I, Volume No. 85, Page from 106 to 111, Being No. 5528 for the year 1968, said Smt. Laxmi Bala Dassi transferred her **entire** share of **ALL THAT** piece and parcel of land measuring an area more or less 3 (Three) Cottahs 6 (Six) Chittacks along with a Tiles Shed Structure standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, Police Station- Behala, District- previously 24 Parganas now South 24 Parganas, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas together with right, title and interest in the said property in favour of her son namely Sri Subal Chandra Mondal, which he had already accepted.

AND WHEREAS the said Sri Subal Chandra Mondal, became the absolute Owner of the said property and had been possessing the same by mutating

his name in the Assessment Records of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121 and the said property then known and numbered as of Holding No. 181/154, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata-700034, District- South 24 Parganas, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas and paying taxes regularly and had been enjoying the same by getting usufructs there from and had been enjoying without any interruption whatsoever.

AND WHEREAS by dint of a Registered Deed Of Conveyance dated 17th day of April, 1985, said Sri Subal Chandra Mondal, had sold, conveyed, transferred and assured the said **ALL THAT** piece and parcel of land measuring an area more or less 3 (Three) Cottahs 6 (Six) Chittacks along with a Tiles Shed Structure standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Holding No. 181/154, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata-700034, District- South 24 Parganas, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, in favour of one i) Sri Keshar Deo Sharma (since deceased), son of Late Uday Ramsharma and ii) Smt. Ratan Devi Sharma (since deceased), wife of Sri Keshar Deo Sharma and the said Deed Of Conveyance duly registered at the

Office of A.D.S.R. Alipore, 24 Parganas and duly recorded in Book No. 1, Volume No. 50, Page from 248 to 259, Being No. 2952 for the year 1985.

PART- B

WHEREAS one Sri Hari Charan Chattayet (since deceased), of Shyam Sundarpore, P.S. Behala, was seized and possessed of **ALL THAT** piece and parcel of land measuring an area more or less 2 (Two) Cottahs 7 (Seven) Chittacks, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, Khatian No. 174, Dag No. 410, Police Station- Behala, District- previously 24 Parganas now South 24 Parganas, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, more fully and particularly mentioned and described in the Schedule hereunder written along with other landed proper in Mouza- Muradpore, Surity, in different Dags and Khatians, by virtue of inheritance.

AND WHEREAS the said Sri Hari Charan Chattayet (since deceased), during his life time, made and published his last Registered WILL and TESTAMENT on 11th day of February, 1935, whereby and whereof the said Sri Hari Charan Chattayet (since deceased) gave, devised and bequeathed absolutely and forever his said entire property in favour of his wife namely Smt. Benoda Moyee Dassi and his two daughters namely i) Smt. Laxmi Bala Dassi and ii) Smt. Sudha Rani Mallick.

AND WHEREAS the said Sri Hari Charan Chattayet (since deceased) in his said last WILL and TESTAMENT on 11th day of February, 1935, had

appointed his wife Smt. Benoda Moyee Dassi, as sole Executor of his said last WILL.

AND WHEREAS the said Hari Charan Chattayet died on 04.03.1935, leaving behind his last WILL AND TESTAMENT executed on 11th day of February, 1935.

AND WHEREAS after the death of the said Hari Charan Chattayet, the executor of his last WILL and TESTAMENT namely Smt. Benoda Moyee Dassi, had filed an application for probate before the District Delegate Alipore, 24 Parganas and the said application had been granted by the Ld. Court by granting a Case No. 39 of 1955 and afterwards Probate to the said last WILL and TESTAMENT of the said deceased Hari Charan Chattayet was granted by the Ld. Court by an Order dated 21st day of April, 1955, in favour of the Executor namely Smt. Benoda Moyee Dassi.

AND WHEREAS as per the said WILL and TESTAMENT, the said Smt. Benoda Moyee Dassi had bequeathed her vested interest upon the whole landed property to her said two daughters namely i) Smt. Laxmi Bala Dassi and ii) Smt. Sudha Rani Mallick.

AND WHEREAS the said i) Smt. Laxmi Bala Dassi and ii) Smt. Sudha Rani Mallick became the joint Owners of the said property along with other landed properties by inheritance and mutated their names in the Assessment Records of the Appropriate Authority, by paying rents and taxes and also recorded their names in the Revisional Records of Rights.

AND WHEREAS to avoid troubles and litigations and to maintain perpetual peace amongst themselves, the said i) Smt. Laxmi Bala

Dassi and ii) Smt. Sudha Rani Mallick, had determined to partition their property amicably by metes and bounds and thereby duly executed a Registered Deed of Partition dated 24th day of August, 1956, registered at the Office of the S.R.O. Behala and duly recorded in Book No. 1, Volume No. 41, Pages from 274 to 279, Being No. 2902 for the year 1956.

AND WHEREAS according to the terms and condition of the said Deed of Partition the said Smt. Laxmi Bala Dassi had been allotted **ALL THAT** piece and parcel of land measuring an area more or less 2 (Two) Cottahs 7 (Seven) Chittacks, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, Police Station- Behala, District- previously 24 Parganas now South 24 Parganas, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

AND WHEREAS by virtue of a Registered Deed of Gift registered with the Office of the S.R.O. Behala, 24 Parganas and the same had been duly recorded in Book No. I, Volume No. 85, Page from 106 to 111, Being No. 5528 for the year 1968, said Smt. Laxmi Bala Dassi transferred her **entire** share of **ALL THAT** piece and parcel of land measuring an area more or less 2 (Two) Cottahs 7 (Seven) Chittacks, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, Police Station- Behala, District- previously 24 Parganas now South 24 Parganas, within the limits of previously the South

Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas together with right, title and interest in the said property in favour of her son namely Sri Subal Chandra Mondal (since deceased), which he had already accepted.

AND WHEREAS the said Sri Subal Chandra Mondal (since deceased), became the absolute Owner of the said property and had been possessing the same by mutating his name in the Assessment Records of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121 and the said property then known and numbered as of Holding No. 181/154, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas and paying taxes regularly and had been enjoying the same by getting usufructs there from and had been enjoying without any interruption whatsoever and thereafter the said Sri Subal Chandra Mondal (since deceased) had constructed a R.T. Shed Structure thereon.

AND WHEREAS while seized and possessed of the said property, the said Subal Chandra Mondal died intestate on 30.03.1986, leaving behind his wife namely Smt. Mira Mondal, his three sons namely i) Sri Kashi Nath Mondal, ii) Sri Bipul Mondal and iii) Sri Basanta Mondal and his one daughter namely Smt. Sumitra Mondal, as his only legal heirs and successors, who all duly

inherit the aforesaid property left by the said deceased Subal Chandra Mondal, as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS by dint of a Registered Deed Of Conveyance dated 28th day of November, 1986, said i) Smt. Mira Mondal, ii) Sri Kashi Nath Mondal, iii) Sri Bipul Mondal, iv) Sri Basanta Mondal and v) Smt. Sumitra Mondal, had jointly sold, conveyed, transferred and assured the said **ALL THAT** piece and parcel of land measuring an area more or less 2 (Two) Cottahs 7 (Seven) Chittacks along with a R.T. Shed Structure standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Holding No. 181/154, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of previously the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 121, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, in favour of one i) Sri Keshar Deo Sharma (since deceased), son of Late Uday Ramsharma and ii) Smt. Ratan Devi Sharma (since deceased), wife of Sri Keshar Deo Sharma and the said Deed Of Conveyance duly registered at the Office of A.D.S.R. Alipore, 24 Parganas and duly recorded in Book No. 1, Volume No. 382, Page from 224 to 239, Being No. 19140 for the year 1986.

PART- C

WHEREAS then the said i) Sri Keshar Deo Sharma (since deceased) and ii) Smt. Ratan Devi Sharma (since deceased), had amalgamated the 2 (Two) Nos. of said Premises on the basis of same owners in 2 (Two) Nos. of plot of different Premises adjacent to each other and become the absolute joint

Owners of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 5 (Five) Cottahs 13 (Thirteen) Chittacks along with a Tiles Shed Structure and a R.T. Shed Structure standing thereon respectively, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, by mutating their names jointly in the Assessment Records of previously the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) and the said property being known and numbered as of Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas and paying taxes regularly and had been enjoying the same without any interruption whatsoever.

AND WHEREAS thereafter the said i) Sri Keshar Deo Sharma (since deceased) and ii) Smt. Ratan Devi Sharma (since deceased), on the said plot of land had constructed a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less.

AND WHEREAS while seized and possessed of the said property, the said Keshar Deo Sharma died intestate on 10.07.2001, leaving behind his wife namely Smt. Ratan Devi Sharma (since deceased), his three sons namely i) Sri Narendra Kumar Sharma (since deceased), ii) Sri Yogendra Kumar

Sharma (since deceased) and iii) Sri Surendra Kumar Sharma, the Landowner No. 8 herein and his two daughters namely i) Smt. Chandra Kanta Joshi, wife of Sri Sheocharan Das Joshi, the Landowner No. 9 herein and ii) Smt. Saroj Vinod Vyas, wife of Sri Vinod Vyas, the Landowner No. 10 herein, as his only legal heirs and successors, who all duly inherited the undivided share of the aforesaid property left by the said deceased Keshar Deo Sharma, as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS while seized and possessed of the said property, the said Yogendra Kumar Sharma died intestate on 10.09.2008, leaving behind his mother namely Smt. Ratan Devi Sharma (since deceased), his wife namely Smt. Usha Sharma, the Landowner No. 5 herein, his one son namely Sri Rajeev Sharma, the Landowner No. 6 herein and his one daughter namely Smt. Rachna Sharma alias Smt. Rachna Pravin Sharma, wife of wife of Sri Pravin Sharma, the Landowner No. 7 herein, as his only legal heirs and successors, who all duly inherit the undivided share of the aforesaid property left by the said deceased Yogendra Kumar Sharma, as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS while seized and possessed of the said property, the said Ratan Devi Sharma died intestate on 21.06.2015, leaving behind her two living sons namely i) Sri Narendra Kumar Sharma (since deceased) and ii) Sri Surendra Kumar Sharma, the Landowner No. 8 herein, her two daughters namely i) Smt. Chandra Kanta Joshi, wife of Sri Sheocharan Das Joshi, the Landowner No. 9 herein and ii) Smt. Saroj Vinod Vyas, wife of Sri Vinod Vyas, the Landowner No. 10 herein and her daughter in law namely Smt. Usha Sharma, the Landowner No. 5 herein, her one grandson namely Sri Rajeev

Sharma, the Landowner No. 6 herein and her one grand daughter namely Smt. Rachna Sharma alias Smt. Rachna Pravin Sharma, wife of Sri Pravin Sharma, the Landowner No. 7 herein, as her only legal heirs and successors, who all duly inherited the undivided share of the aforesaid property left by the said deceased Ratan Devi Sharma, as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS while seized and possessed of the said property, the said Narendra Kumar Sharma died intestate on 01.10.2015, leaving behind his wife namely Smt. Malti Sharma, the Landowner No. 1 herein and his three sons namely i) Sri Atul Sharma, the Landowner No. 2 herein, ii) Sri Arpit Sharma, the Landowner No. 3 herein and iii) Sri Anuj Sharma, the Landowner No. 4 herein, as his only legal heirs and successors, who all duly inherit the undivided share of the aforesaid property left by the said deceased Narendra Kumar Sharma, as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS now the Landowners herein become the absolute joint Owners of **ALL THAT** piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, by mutating their names jointly in the Assessment Records of the Kolkata Municipal Corporation (S.S. Unit) to be the recorded joint owners of the said property, as described in the

First Schedule below and the said landed property being known and numbered as of Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas.

AND WHEREAS now the Landowners herein, become the absolute joint Owners in respect of the said First Schedule Property and have been enjoying the same without any interruption whatsoever.

AND WHEREAS with a view to develop the First Schedule property and erect a Ground Plus Four Storied Building with Lift facility thereon the Owners herein invited the Developer herein to undertake the charge of such development and/or constructional 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 and on coming to know has agreed with the said proposal of Owners and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the First Schedule below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

ARTICLE - I

DEFINITIONS

OWNERS : 1) SMT. MALTI SHARMA (PAN BGCPS0571D) (AADHAAR No. 6184 0265 2843), wife of Late Narendra Kumar Sharma, 2) SRI ATUL SHARMA, son of Late Narendra Kumar Sharma, by Faith- Hindu, by

Nationality- Indian, by Occupation- Service, an Indian- born Australian Citizen and holder of Certificate of Registration, **OVERSEAS CITIZEN OF INDIA vide No. A 856712** dated 22.06.2011, issued under the seal and signature of the Consul, Consulate General of India, Melbourne, AUSTRALIA, working for gain in AUSTRALIA), 3) **SRI ARPIT SHARMA (PAN AWDPS6973P) (AADHAAR No. 6079 8681 4273)**, son of Late Narendra Kumar Sharma, 4) **SRI ANUJ SHARMA (PAN BKSPS2332G) (AADHAAR No. 2651 6517 2753)**, son of Late Narendra Kumar Sharma, 5) **SMT. USHA SHARMA (PAN BJDPS5631N) (AADHAAR No. 5932 1650 8238)**, wife of Late Jogendra Kumar Sharma, 6) **SRI RAJEEV SHARMA (PAN CAJPS8460D) (AADHAAR No. 5653 6192 8098)**, son of Late Jogendra Kumar Sharma, 7) **SMT. RACHNA SHARMA alias SMT. RACHNA PRAVIN SHARMA (PAN CAUPS8353J) (AADHAAR No. 6369 7358 9410)**, wife of Sri Pravin Sharma and daughter of Late Jogendra Kumar Sharma, 8) **SRI SURENDRA KUMAR SHARMA (PAN AIPPS0147R) (AADHAAR No. 5999 4214 5474)**, son of Late Keshardeo Sharma alias Late Keshar Deo Sharma, 9) **SMT. CHANDRA KANTA JOSHI (PAN AJZPJ5014H) (AADHAAR No. 6372 1245 4550)**, wife of Sri Sheocharan Das Joshi and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma and 10) **SMT. SAROJ VINOD VYAS (PAN ACDPV2813R) (AADHAAR No. 5004 3896 5672)**, wife of Sri Vinod Vyas and daughter of Late Keshardeo Sharma alias Late Keshar Deo Sharma, all are by Faith- Hindu, by Nationality- Indian, by Occupation- **Nos. 1, 5, 7, 9 and 10** are Housewife and **Nos. 2, 3, 4, 6 and 8** are Service respectively, **No. 1** residing at 10/2, L V R Balaji Anjanadri, Peerzadiguda Main Road, Kachivani Singaram, Uppal.

Prathapsingaram, K.V. Rangareddy, P.O. Medipally, P.S. Medchal, City- Hyderabad, Pincodes- 500088, District- Medchal- Malkajgiri, State- Telangana, **No. 2** permanently residing at 13, Begonia Road, Tarneit, Victoria 3029, Australia and also residing at 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, State- West Bengal, **No. 3** residing at Sri Sai Anandamai, B 406, Chenna Reddy Enclave, Peerzadiguda, P.O. Medipally, P.S. Medchal, City- Hyderabad, Pincodes- 500039, District- Medchal- Malkajgiri, State- Telangana, **No. 4** residing at A-003, Vandana Earls Court, VGP Layout, Kudlu, Bommanhali, P.O. Bommanhali, P.S. Anekal, Pincodes- 560068, District- Bangalore, State- Karnataka, **Nos. 5, 6 and 8** are residing at 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, State- West Bengal, **No. 7** residing at HPPP+HP7, Phase 1, Hinjawadi Rajiv Gandhi Infotech Park, Pimpri-Chinchwad, P.O. Hinjawadi, P.S. Pimpri, Pincodes- 411057, District- Pune, State- Maharashtra, **No. 9** residing at Gal No. 1403 and 1405, A- B, Flat No. N- 104, Jade Residences Road, P.O. Wagholi, P.S. Pune, Pincodes- 412207, District- Pune, State- Maharashtra and **No. 10** residing at D/53 1156, Azad Nagar- 3, Anupam HSG Society LTD, Veera Desai Road, Near Sport Complex, P.O. Andheri West, P.S. Andheri, Pincodes- 400058, District- Mumbai, State- Maharashtra, shall mean their legal heirs, successors, executors, legal representatives and assigns, as the case may be.

DEVELOPER: "M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 2A/6, Ho Chi Minh Sarani, Flat No. 3B, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, shall mean his legal heirs, successors, executors, legal representatives and assigns, as the case may be.

SAID PROPERTY : Ground Plus Four Storied Building with Lift facility only for residential purposes to be constructed on and upon the First Schedule land as per plan that will be sanctioned by the Developer herein, from the Kolkata Municipal Corporation (S.S. Unit) in the name of the present Owners along with common facilities, benefits and amenities at **ALL THAT** piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala,

Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, as described in the First Schedule below.

PROPOSED BUILDING MEANS: The proposed Ground Plus Four Storied residential Building with Lift facility including Flats and Car Parking Spaces to be constructed over the land as described in the First Schedule below.

COMMON AREAS: shall mean the passage, ways, stair ways, staircase, the ultimate roof, gates, common lavatory, all rainwater pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head Tank, underground water reservoir, boundary wall, Lift, Lift Room, Electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, Security Room, Common Toilet on the Ground Floor, main switch, electric meter room and other facilities which will be provided by the Developer, the particulars of such common areas are more clearly written in the **FOURTH SCHEDULE** hereunder.

OWNERS' ALLOCATION:

The Landowners shall have to be allotted jointly 50% of the Constructed Area as per Sanctioned Plan of Kolkata Municipal Corporation of the proposed Ground Plus Four Storied Building with Lift facility together with common facilities and amenities of the said proposed Building including proportionate share of the roof and such area will be allocated as follows:-

- 1) The Landowners shall have to be allotted jointly 4 (Four) Nos. of self-contained residential Flat **each** measuring 1310 sq.ft. more or less super built up area, all the Flats shall be on the South side respectively of the First Floor, Second Floor, Third Floor and on the Fourth Floor respectively, in

complete and in habitable condition of the proposed Ground Plus Four Storied Building with Lift facility with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.

2) The Landowners shall have to be allotted jointly 4 (Four) Nos. of Car Parking Space **each** measuring 135 sq.ft. more or less and all the Car Parking Spaces shall be on the South side respectively on the Ground Floor, in complete and in habitable condition of the proposed Ground Plus Four Storied Building with Lift facility with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.

3) 3 (Three) Nos. of Shifting Charges (License fees) at the rate of Rs. 15,000/- (Rupees Fifteen Thousand) only per month **each** shall be paid by the Developer to the Landowner Nos. 1, 5 and 8 herein respectively and the said Shifting Charges will be paid by the Developer to the Landowner Nos. 1, 5 and 8 herein respectively after Plan Sanction till handing over the said Owner's Allocation.

DEVELOPER'S ALLOCATION: Shall mean the remaining saleable Area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation Authority other than the Allocation of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the

said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder.

ARTICLE - II
COMMENCEMENT

The date of commencement of the building work shall be reckoned with effect from the date of obtaining Sanctioned Plan from the Kolkata Municipal Corporation or vacant possession of the property whichever is later in respect of the proposed construction on the First Schedule land and the work shall be completed within **24 (Twenty Four) months** thereof always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract and the Landowners shall vacate the premises only after obtaining Sanction Plan from Kolkata

Municipal Corporation and after providance of rental arrangement to all the said 3 (Three) Nos. of Owner by the Developer including Shifting Charges.

ARTICLE - III
OWNERS' RIGHT AND REPRESENTATIONS

The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written hereunder or any portion thereof and the said Property is free from all sorts of encumbrances, liens, lispence and charges. Moreover, the Landowners till this day have not entered into any Agreement for Sale or Joint Venture Agreement with any Third Party in respect of the said property. The said premises is free from all encumbrances, charges, liens, lis pendense, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. If any defect in Title shall be found or if anybody shall dispute the Title of the Landowners in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowners in respect of the said premises, then and in that event, it shall be the responsibility of the Landowners to defend such suits, proceedings, or actions at their own costs and the Landowners hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and

expenses in respect thereof. The Landowners have every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this Agreement.

ARTICLE - IV
DEVELOPER'S RIGHT

The Landowners hereby grant right to the Developer to construct, erect and build the proposed Ground Plus Four Storied Building with Lift facility as per Sanctioned Building Plan.

ARTICLE - V
CONSTRUCTION

In consideration of the Landowners having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting the building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owners' Allocation in full in a habitable condition. The said Owners' Allocation along with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owners" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowners shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowners to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' Allocation.

ARTICLE - VI
PROCEDURE

The Landowners shall grant to the Developer and/or it's nominated person or persons a Registered Development Power of Attorney as may be required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the share of land for the self-contained Flats of the Developer's Allocation to their nominated person or persons at the rate to be fixed by the Developer.

By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's allocation after handing over and making over the said Owners' Allocation with their satisfaction with the possession letter and letter of acceptance. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owners in respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowners on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the Schedule hereunder and the Landowners shall not raise any objection or obstruction or method of construction and the Landowners shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises. Be it noted that prior to submit the Plan before the Kolkata Municipal Corporation for sanction, the Developer shall approved the same from the landowners herein.

All the men and machinery and materials will be supplied by the Developer at their costs and expenses.

All the branded quality of electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at its' own costs and the Landowners can not raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowners shall not raise any objection, save in case of violation of any of the Clauses of this Development Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, and sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending Purchasers of the said flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchasers for the Developer allocation in the said premises and the Owners shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowners shall grant a Development Power of Attorney to the Developer appointing him as their Attorney to negotiate with terms and conditions with the intending Purchaser/s, to collect consideration either in part or in full in respect of the Developer's allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer allocated portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowners a copy of the Sanctioned Building Plan

before commencement of the construction work. Original deeds or documents or records in respect of the said premises shall be handed over to the Developer by the Owners as and when required.

Land at the said premises approximately measuring 5 (Five) Cottahs 13 (Thirteen) Chittacks be the same a little more or less and if it appears that the area of the land deviates a little more or less, the Landowners shall allow adjustment of Landowners' Allocation on such account.

ARTICLE - VII
POSSESSION AND CONSTRUCTION

It has been agreed between the Landowners and the Developer that the construction, erection and completion of the said building shall be completed within 24 (Twenty Four) months from the date of the sanction of the Plan. The Developer shall on completion of new building, put the Landowners in possession of the Owners' Allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the Owners. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owners of the Owners' allocated portion constructed by the Developer. The construction of the Owners' Allocation shall be done by the Developer for and on behalf of and on account of the Owners and the Developer shall only be acting as Developer on behalf of the Owners.

The Developer shall be entitled to sell the Developer's Allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's Allocation at the said new constructed Building.

The Landowners shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid, discharged and borne by the Developer and the Owners shall have not liability in this context.

ARTICLE - VIII
BUILDING

The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power,

drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owners shall execute in favour of the Developer a Development Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at it's own costs and expenses and without creating any financial or other liabilities of the Owners construct and complete the said building and various units/flats and/or apartments thereto and/or modification shall be made in the Landowners' Allocation with the consent of the Landowners in writing.

ARTICLE - IX

NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the work as per the plan, the Developer shall issue a letter to the Landowners at their respective address before the delivery of possession. On receipt of the said letter, the Landowners shall first take possession of the Owners' Allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer's allocation to the respective intending purchaser (s) duly nominated by the Developer. The above mentioned Sale Deeds from the Developer's Allocation can be executed by the said Attorney only after giving possession of the Flats of the Owners' Allocation to the Owners.
2. The Developer shall be liable to pay the taxes from the date of taking possession of the Schedule below property till completion of the building and after taking possession and fulfillment of Owners' Allocation, the Owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

ARTICLE - X

DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowners and the Developer shall abide by all laws, regulations, bye-laws and rules and regulations imposed by the Government local bodies and as the case may be and shall attend answer and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.
2. The Landowners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer drains pipes and other fittings comprised therein.
3. Simultaneously with execution hereof the Owners shall hand over the custody of the First Schedule premises to the Developer for the purpose of, in connection with and in relation to the proposed construction work.

ARTICLE - XI
OWNERS' INDEMNITY

The Landowners hereby agree that the Developer shall be entitled to the Developer's allocation as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

ARTICLE -XII
DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowners indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowners indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said proposed building.

ARTICLE - XIII
DEFINITIONS

- 1) **THE LAND** shall mean and include, the land fully described in the **FIRST SCHEDULE** hereunder written.
- 2) **'THE BUILDING'** shall mean the Ground Plus Four Storied Building with Lift facility comprising the Flats and the Car Parking Spaces, which is constructed as per aforesaid sanctioned plan.
- 3) **'THE UNIT'** shall mean the Flats and Car Parking Space in the building including all fittings and fixtures therein and or thereto.
- 4a) **'THE CARPET AREA'** shall mean the inner wall to inner wall of the Flat.
- 4b) **'THE COVERED AREA'** shall mean the entire constructed areas (inside and outside) under the roof including the proportionate share of stair and landing.
- 5) **'THE SUPER BUILT UP AREA'** shall according to its context means the Covered Area of the flat plus the proportionate share of common portions and areas as defined herein in respect of the said flat and appurtenances thereto this proportionate share has been calculated 25% of the Covered Area, irrespective of actual measurement of the proportionate share of the common portions and areas being more or less.
- 6) **'THE COMMON AREAS'** shall mean the common portions comprised in the building as are outside and beyond the exclusive areas of a unit.

- 7) **'PROPORTIONATE SHARE'** shall mean the Owners' and the intending Purchasers' share in the land and the common areas and facilities and such share from the all common rights and liabilities including common profits and common expenses and payment of taxes if any dues of Kolkata Municipal Corporation, of the unit.
- 8) **'THE COMMON EXPENSES'** shall mean the expenses incurred for the common purpose.
- 9) **'THE CO-OWNERS'** shall mean all persons who owned or to own any unit or units, including the Owners herein.
- 10) **'THE PLAN'** shall mean the plan approved and sanctioned by the Kolkata Municipal Corporation for the building at Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, in the name of the OWNERS herein and at the cost of the Developer.
- 11) **'COMMON PURPOSES'** shall mean and include the purpose of upkeep, management, maintenance, administration and protection of the common areas and common portion and the purposes of regulating actual rights and liabilities of the co-owners for the comfortable peaceful and beneficial use, occupation and enjoyment of the co-owners of their respective units and all other purposes or matters in which the co-owners shall have common interest relating to the land and the building.

ARTICLE - XIV
MISCELLANEOUS

1. The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.
2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and may need of the Owners and various applications and other documents may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertake to do all such acts,

deeds, matters and the Owners shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owners and/or against the spirit of this Agreement.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.
4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.
5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the Schedule below property and also electricity charges to be paid in respect of Owners' allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owners.
6. That the Developer shall bear all expenses for obtaining Income Tax clearance certificate under Section 230(A) of the Income Tax Act, 1962 in respect of the Developer's allocation and any liability (s) or any such taxes arisen and payable under the Income Tax Act, 1962, the Developer shall bear all such liabilities at his own costs and expenses.
7. The intending Purchasers, Flat Owners, Developer/s and the Landowners shall not do any such thing for which the mutation in respect of the respective Flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.
8. That the Developer cannot restrain or withdraw in this project in the middle of the construction. If it happens then in that circumstances the Developer herein shall pay compensation to the Landowners along with the said Shifting Charges till the revocation of this presents.
9. All contingent liabilities apply to Developer upon the execution of Power Of Attorney and releases co- owners from any liabilities or contingent for this property.
10. That it has been decided by and between both the Parties that all the Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of signing of this presents.

ARTICLE- XV

FORCE MAJEURE CLAUSE

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bona-fide force majeure shall be suspended during duration of the force majeure.

ARTICLE XVI

JURISDICTION

The Court of District 24 Parganas (S) and Calcutta High Court having jurisdiction shall entertain, try and determine all actions suits and

proceedings arising out of these presents by and between the parties hereto. There will be no Arbitration proceedings.

THE FIRST SCHEDULE OF THE PROPERTY:

(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, all are **cemented flooring**, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By Property of Mr. Dutta;

ON THE SOUTH : By 12'- 00" wide K.M.C. Road;

ON THE EAST : By Property of Subal Chandra Mondal;

ON THE WEST : By Bama Charan Roy Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

The Landowners shall have to be allotted jointly 50% of the Constructed Area as per Sanctioned Plan of Kolkata Municipal Corporation of the proposed Ground Plus Four Storied Building with Lift facility together with common facilities and amenities of the said proposed Building including proportionate share of the roof and such area will be allocated as follows:-

- 1) The Landowners shall have to be allotted jointly 4 (Four) Nos. of self-contained residential Flat each measuring 1310 sq.ft. more or less super built up area, all the Flats shall be on the South side respectively of the First Floor, Second Floor, Third Floor and on the Fourth Floor respectively, in complete and in habitable condition of the proposed Ground Plus Four Storied Building with Lift facility with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises including proportionate share of the roof of the proposed Building.
- 2) The Landowners shall have to be allotted jointly 4 (Four) Nos. of Car Parking Space each measuring 135 sq.ft. more or less and all the Car Parking Spaces shall be on the South side respectively on the Ground Floor, in complete and in habitable condition of the proposed Ground Plus Four Storied Building with Lift facility with proportionate share, right, title and interest in the common facilities and spaces together with proportionate impartible undivided share in the land of the said premises.
- 3) 3 (Three) Nos. of Shifting Charges (License fees) at the rate of Rs. 15,000/- (Rupees Fifteen Thousand) only per month **each** shall be paid by the

Developer to the Landowner Nos. 1, 5 and 8 herein respectively and the said Shifting Charges will be paid by the Developer to the Landowner Nos. 1, 5 and 8 herein respectively after Plan Sanction till handing over the said Owner's Allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the remaining saleable Area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that will be sanctioned by the Kolkata Municipal Corporation Authority other than the Allocation of the Owners as specifically written above in "Owners' Allocation" along with undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on **ALL THAT** piece and parcel of Bastu land measuring an area 5 (Five) Cottahs 13 (Thirteen) Chittacks more or less along with a Two Storied Brick Built House measuring more or less 1000 sq.ft. each on the Ground Floor and on the First Floor respectively and in aggregating measuring 2000 sq.ft. more or less standing thereon, lying and situated at Mouza- Mondal Para, Pargana- Magura, J.L. No. 6, R.S. No. 190, Touzi No. 1508, R.S. Khatian No. 174, R.S. Dag No. 410, being Municipal Premises No. 181B, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas and Mailing Address 51/1/A, Bamacharan Roy Road, P.O. Behala, Police Station- Behala, Kolkata- 700034, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No. 121 vide Assessee No. 41-121-01-0363-0, A.D.S.R. Behala, South 24 Parganas, more fully and particularly described in the First Schedule written herein above.

THE FOURTH SCHEDULE
(COMMON AREAS AND FACILITIES)

- a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, Lift, Lift Room, Security Room, Common Toilet on the Ground Floor, entrance and exits of the building.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, pump and switches fixed in the common areas.
- i. The ultimate roof of the Building.

THE FIFTH SCHEDULE
(SPECIFICATION OF CONSTRUCTION)

- A. CONCRETE WORK:**
R.C.C. framed structure as per design.
- B. BRICK WORK:**
 1. All external walls to be 200mm thick with 1:6 cement sand ratio properly cured.
 2. All internal walls to be 75mm/125mm thick in 1:6 cement sand ratio properly cured.
- C. PLASTERING AND FINISHING:**
 1. All external plaster to be 20 mm thick with 1:6 cement sand ratio properly cured.
 2. All internal plaster to be 12 mm thick with 1:6 cement sand ratio properly cured.
- D. DOORS:**
 1. All Door frame to be 2.5"X4" made of Sal wood properly seasoned.
 2. All main entrance doors will be of Flush Door type with Teak Wood decorative laminate.
 3. All internal doors will be of flush door type, machine made phenol bonded formaldehyde treated of standard make with all fitting fixing complete.
- E. WINDOWS:**

All windows will be of Aluminum sliding powder coating with 4 mm glass panels with M.S. Grill of design approved by the Architect.

F. PAINTING AND DECORATION:

1. Putty finish on all internal walls over plaster.
2. Interior surface shall be of Putty.
3. One coat of primer for windows, grills, pipes etc.
4. Two coat of snowcem & two coats of weather coat, for the exteriors of the building.

G. KITCHEN:

- i) With C.P. waste fitting, PVC waste pipe and C.P. stop and bib cock etc.
- ii) 100 dia floor trap 1 Nos.
- iii) Kitchen counter 5'-0" long will be provided with marble on top Granite finish. 2'-0" wide along with marble finish and back wall to be finished with glazed tiles of 2'-00" high along steel sink on the adjacent wall.

H. FLOORING:

Tiles.

I. SANITARY & PLUMBING:

- i) G.I. pipes ISI approved and C.P. bib cocks stop cocks of branded make.
- ii) White porcelain wash basin.
- iii) C.P. bib cocks 2 Nos.
- iv) One hot water line with all fittings excluding Geyser.
- v) E P W C white porcelain, including approved seat cover and PVC low down cistern with all fitting.
- vi) Stainless steel shower rose wall type with control valves.

J. ELECTRICAL:

- i) All electric wire and cables will be of copper and all specification and workmanship as per I.S. rules, branded make.
 - ii) Adequate numbers of Electric points in each flat.
- Be it noted that each Flat shall consisting of 35 (Thirty Five) Nos. of electric points.

K. LIFT:

A four passenger Lift of reputed make.

L. EXTRA WORK:- All the expenses regarding extra work will be borne by the Landowners and the Cost for installation of the Electric Meters of the respective Flats as cited in the Owners' Allocation herein above will be borne by the Landowners and that said amount will be payable by the Landowners to the Developer.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED

By the **LANDOWNERS**

In presence of:

- 1. Manish Ahikay
31, H.S.D. Road
Behala, K-1-b

Malti Sharma
~~Ahikay~~
~~Ahikay~~
 Usha Sharma
 Rachna Sharma
 Surendra Kumar Sharma
 Rajeev Sharma
 Satej Vyas
 Chandan Kant Joshi

- 2. Malayal Begal
K-1-b

SIGNATURE OF THE LANDOWNERS

SIGNED, SEALED & DELIVERED

By the **BUILDER/DEVELOPER**

in presence of:

- 1. Manish Ahikay
31, H.S.D. Road
Behala, K-1-b
- 2. Malayal Begal
K-1-b

E SQUARE DEVELOPER

Anandini
Proprietor

SIGNATURE OF THE BUILDER/DEVELOPER

Drafted and Prepared by me:

Avishek Guha

**AVISHEK GUHA
ADVOCATE
HIGH COURT, CALCUTTA**

AVISHEK GUHA
 Advocate
 31, H.S.D. Road,
 Behala, Kolkata - 700063
 Email: avishek.guha@gmail.com

Thumb 1st finger middle finger ring finger small



left hand					
right hand					

Name **SMT. MALTI SHARMA**

Malti Sharme

Signature.....



left hand					
right hand					

Name. **SRI ATUL SHARMA**

Signature..... *Atul*



left hand					
right hand					

Name **SRI ARPIT SHARMA**

Signature.....



left hand					
right hand					

name. **SRI ANUJ SHARMA**

Signature..... *Anuj*



Thumb 1st finger middle finger ring finger small

left hand					
right hand					

Name **SMT. USHA SHARMA**

Signature *Usha Sharma*



left hand					
right hand					

Name **RACHNA SHARMA alias SMT. RACHNA PRAVIN SHARMA**

Signature *Rachna Sharma*



left hand					
right hand					

Name **SRI SURENDRA KUMAR SHARMA**

Signature *Surendra Kumar Sharma*



left hand					
right hand					

Name **SRI RAJEEV SHARMA**

Signature *Rajeev Sharma*

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name. SMT. CHANDRA KANTA JOSHI

Signature... *Chandra Kanta Joshi*



left hand					
right hand					

Name. SMT. SAROJ VINOD VYAS

Signature... *Saroj Vyas*



left hand					
right hand					

Name. SRI ANJAN DUTTA

Signature... *Anjan Dutta*



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



192025260378659218

GRN Details

GRN:	192025260378659218	Payment Mode:	SBI Epay
GRN Date:	08/12/2025 14:12:58	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6749101054023	BRN Date:	08/12/2025 14:13:17
Gateway Ref ID:	IGATOPMSB3	Method:	State Bank of India NB
GRIPS Payment ID:	081220252037865920	Payment Init. Date:	08/12/2025 14:12:58
Payment Status:	Successful	Payment Ref. No:	2003261671/1/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr AVISHEK GUHA
Address:	HIGH COURT, CALCUTTA
Mobile:	9831225973
EMail:	guha_avishek@yahoo.com
Period From (dd/mm/yyyy):	08/12/2025
Period To (dd/mm/yyyy):	08/12/2025
Payment Ref ID:	2003261671/1/2025
Dept Ref ID/DRN:	2003261671/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003261671/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
2	2003261671/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	19020
3	2003261671/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
			Total	19920

IN WORDS: NINETEEN THOUSAND NINE HUNDRED TWENTY ONLY.

PAID

Major Information of the Deed

Deed No :	I-1602-17250/2025	Date of Registration	09/12/2025
Query No / Year	1602-2003261671/2025	Office where deed is registered	
Query Date	04/12/2025 11:01:43 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishok Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 11,00,000/-	Rs. 1,02,18,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 632/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assoment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bama Charan Roy Road(Jayashree park), Premises No: 181B, , Ward No: 121 Pin Code : 700034

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	5 Katha 13 Chatak	10,00,000/-	87,18,751/-	Property is on Road
Grand Total :				9.5906Dec	10,00,000 /-	87,18,751 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1,00,000/-	15,00,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1,00,000 /-	15,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs MALTI SHARMA Wife of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>	 <p>09/12/2025</p>	 <p>LT1 09/12/2025 Captured</p>	<p>Signature</p>  <p>09/12/2025</p>
<p>10/2, L V R BALAJI ANJANADRI, PEERZADIGUDA MAIN ROAD, KACHIVANI SINGARAM, UPPAL, PRATHAPSINGARAM, K.V. RANGAREDDY, City:- Not Specified, P.O:- MEDIPALLY, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500088 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BGxxxxxx1D, Aadhaar No: 61xxxxxxxx2843, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>				
2	<p>Name</p> <p>Mr ATUL SHARMA Son of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>	 <p>09/12/2025</p>	 <p>LT1 09/12/2025 Captured</p>	<p>Signature</p>  <p>09/12/2025</p>
<p>51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>				
3	<p>Name</p> <p>Mr ARPIT SHARMA Son of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>	 <p>09/12/2025</p>	 <p>LT1 09/12/2025 Captured</p>	<p>Signature</p>  <p>09/12/2025</p>
<p>SRI SAI ANANDAMAI, B 406, CHENNA REDDY ENCLAVE, PEERZADIGUDA, CITY HYDERABAD, City:- Not Specified, P.O:- MEDIPALLY, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AWxxxxxx3P, Aadhaar No: 60xxxxxxxx4273, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	Mr ANUJ SHARMA Son of Late NARENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office	 <small>09/12/2025</small>	 Captured <small>L1 09/12/2025</small>	 <small>09/12/2025</small>
A-003, VANDANA EARLS COURT, VGP LAYOUT, KUDLU, BOMMANHALI, ANEKAL, City:- Not Specified, P.O:- BOMMANHALI, P.S:-ANEKAL, District:-Bangalore, Karnataka, India, PIN:- 560068 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: BKxxxxxx2G, Aadhaar No: 26xxxxxxxx2753, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs USHA SHARMA Wife of Late JOGENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office	 <small>09/12/2025</small>	 Captured <small>L1 09/12/2025</small>	 <small>09/12/2025</small>
51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BJxxxxxx1N, Aadhaar No: 59xxxxxxxx8238, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr RAJEEV SHARMA Son of Late JOGENDRA KUMAR SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office	 <small>09/12/2025</small>	 Captured <small>L1 09/12/2025</small>	 <small>09/12/2025</small>
51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: CAxxxxxx0D, Aadhaar No: 56xxxxxxxx8098, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				

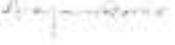
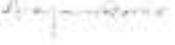
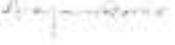
7	Name	Photo	Finger Print	Signature
	Mrs RACHNA SHARMA, (Alias: Mrs RACHNA PRAVIN SHARMA) Wife of Mr PRAVIN SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office		 Captured	
	HPPP HP7, PHASE 1, HINJAWADI RAJIV GANDHI INFOTECH PARK, PIMPRI-CHINCHWAD, City:- Not Specified, P.O:- HINJAWADI, P.S:-PIMPRI, District:-Pune, Maharashtra, India, PIN:- 411057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: CAxxxxxx3J, Aadhaar No: 63xxxxxxxx9410, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	Mr SURENDRA KUMAR SHARMA Son of Late KESHARDEO SHARMA Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office		 Captured	
	51/1/A, BAMACHARAN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AXxxxxxx7R, Aadhaar No: 59xxxxxxxx5474, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office			
9	Name	Photo	Finger Print	Signature
	Mrs CHANDRA KANTA JOSHI Wife of Mr SHEOCHARAN DAS JOSHI Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office		 Captured	
	GAL NO. 1403 AND 1405, A- B, FLAT NO. N- 104, JADE RESIDENCES ROAD, City:- Not Specified, P.O:- WAGHOLI, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 412207 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AJxxxxxx4H, Aadhaar No: 63xxxxxxxx4550, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office			

10	Name	Photo	Finger Print	Signature
	Mrs SAROJ VINOD VYAS Wife of Mr VINOD VYAS Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office	 <small>09/12/2025</small>	 Captured <small>09/12/2025</small>	 <small>09/12/2025</small>
D/53 1156, AZAD NAGAR- 3, ANUPAM HSG SOCIETY LTD, VEERA DESAI ROAD, NEAR SPORT COMPLEX, City:- Not Specified, P.O:- ANDHERI WEST, P.S:-ANDHERI, District:-Mumbai, Maharashtra, India, PIN:- 400058 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx3R, Aadhaar No: 50xxxxxxxx5672, Status :Individual, Executed by: Self, Date of Execution: 09/12/2025 , Admitted by: Self, Date of Admission: 09/12/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	E SQUARE DEVELOPER 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AExxxxxx0Q, 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 ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office </td> <td>  <small>Date: 9/20/25 1:25PM</small> </td> <td>  Captured <small>LTI: 09/12/2025</small> </td> <td>  <small>09/12/2025</small> </td> </tr> </tbody> </table> <p>2A/6, HO CHI MINH SARANI, Flat No: 3B, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of : E SQUARE DEVELOPER (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office	 <small>Date: 9/20/25 1:25PM</small>	 Captured <small>LTI: 09/12/2025</small>	 <small>09/12/2025</small>
Name	Photo	Finger Print	Signature						
Mr ANJAN DUTTA (Presentant) Son of Late ASHIM KUMAR DUTTA Date of Execution - 09/12/2025, , Admitted by: Self, Date of Admission: 09/12/2025, Place of Admission of Execution: Office	 <small>Date: 9/20/25 1:25PM</small>	 Captured <small>LTI: 09/12/2025</small>	 <small>09/12/2025</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indira Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060		 Captured	

09/12/2025 09/12/2025 09/12/2025

Identifier Of Mrs MALTI SHARMA, Mr ATUL SHARMA, Mr ARPIT SHARMA, Mr ANUJ SHARMA, Mrs USHA SHARMA, Mr RAJEEV SHARMA, Mrs RACHNA SHARMA, Mr SURENDRA KUMAR SHARMA, Mrs CHANDRA KANTA JOSHI, Mrs SAROJ VINOD VYAS, Mr ANJAN DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MALTI SHARMA	E SQUARE DEVELOPER-0.959063 Dec
2	Mr ATUL SHARMA	E SQUARE DEVELOPER-0.959063 Dec
3	Mr ARPIT SHARMA	E SQUARE DEVELOPER-0.959063 Dec
4	Mr ANUJ SHARMA	E SQUARE DEVELOPER-0.959063 Dec
5	Mrs USHA SHARMA	E SQUARE DEVELOPER-0.959063 Dec
6	Mr RAJEEV SHARMA	E SQUARE DEVELOPER-0.959063 Dec
7	Mrs RACHNA SHARMA	E SQUARE DEVELOPER-0.959063 Dec
8	Mr SURENDRA KUMAR SHARMA	E SQUARE DEVELOPER-0.959063 Dec
9	Mrs CHANDRA KANTA JOSHI	E SQUARE DEVELOPER-0.959063 Dec
10	Mrs SAROJ VINOD VYAS	E SQUARE DEVELOPER-0.959063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MALTI SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
2	Mr ATUL SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
3	Mr ARPIT SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
4	Mr ANUJ SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
5	Mrs USHA SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
6	Mr RAJEEV SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
7	Mrs RACHNA SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
8	Mr SURENDRA KUMAR SHARMA	E SQUARE DEVELOPER-200.00000000 Sq Ft
9	Mrs CHANDRA KANTA JOSHI	E SQUARE DEVELOPER-200.00000000 Sq Ft
10	Mrs SAROJ VINOD VYAS	E SQUARE DEVELOPER-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160217250 / 2025

On 09-12-2025

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

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

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

Presented for registration at 12:41 hrs on 09-12-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ANJAN DUTTA ..

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 1,02,18,751/-

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

Execution is admitted on 09/12/2025 by 1. Mrs MALTI SHARMA, Wife of Late NARENDRA KUMAR SHARMA, 10/2, L V R BALAJI ANJANADRI, PEERZADIGUDA MAIN ROAD, KACHIVANI SINGARAM, UPPAL, PRATHAPSINGARAM, K.V. RANGAREDDY, P.O: MEDIPALLY, Thana: MEDCHAL, , MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500088, by caste Hindu, by Profession House wife, 2. Mr ATUL SHARMA, Son of Late NARENDRA KUMAR SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 3. Mr ARPIT SHARMA, Son of Late NARENDRA KUMAR SHARMA, SRI SAI ANANDAMAI, B 406, CHENNA REDDY ENCLAVE, PEERZADIGUDA, CITY HYDERABAD, P.O: MEDIPALLY, Thana: MEDCHAL, , MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500039, by caste Hindu, by Profession Service, 4. Mr ANUJ SHARMA, Son of Late NARENDRA KUMAR SHARMA, A-003, VANDANA EARLS COURT, VGP LAYOUT, KUDLU, BOMMANHALI, ANEKAL, P.O: BOMMANHALI, Thana: ANEKAL, , Bangalore, KARNATAKA, India, PIN - 560068, by caste Hindu, by Profession Service, 5. Mrs USHA SHARMA, Wife of Late JOGENDRA KUMAR SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Mr RAJEEV SHARMA, Son of Late JOGENDRA KUMAR SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 7. Mrs RACHNA SHARMA, Alias Mrs RACHNA PRAVIN SHARMA, Wife of Mr PRAVIN SHARMA, HPPP HP7, PHASE 1, HINJAWADI RAJIV GANDHI INFOTECH PARK, PIMPRI-CHINCHWAD, P.O: HINJAWADI, Thana: PIMPRI, , Pune, MAHARASHTRA, India, PIN - 411057, by caste Hindu, by Profession House wife, 8. Mr SURENDRA KUMAR SHARMA, Son of Late KESHARDEO SHARMA, 51/1/A, BAMACHARAN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 9. Mrs CHANDRA KANTA JOSHI, Wife of Mr SHEOCHARAN DAS JOSHI, GAL NO. 1403 AND 1405, A- B, FLAT NO. N- 104, JADE RESIDENCES ROAD, P.O: WAGHOLI, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 412207, by caste Hindu, by Profession House wife, 10. Mrs SAROJ VINOD VYAS, Wife of Mr VINOD VYAS, D/53 1156, AZAD NAGAR- 3, ANUPAM HSG SOCIETY LTD, VEERA DESAI ROAD, NEAR SPORT COMPLEX, P.O: ANDHERI WEST, Thana: ANDHERI, , Mumbai, MAHARASHTRA, India, PIN - 400058, by caste Hindu, by Profession House wife

Identified by Mr MANISH ADHIKARY, . . Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 09-12-2025 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2, Sidhi Nath chatterjee Road, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr MANISH ADHIKARY, . . Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indira Devi Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2025 2:13PM with Govt. Ref. No: 192025260378659218 on 08-12-2025, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 6749301054023 on 08-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 19,020/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 837344, Amount: Rs.1,000.00/-, Date of Purchase: 04/12/2025, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2025 2:13PM with Govt. Ref. No: 192025260378659218 on 08-12-2025, Amount Rs: 19,020/-, Bank: SBI EPay (SBIPay), Ref. No. 6749101054023 on 08-12-2025, Head of Account 0030-02-103-003-02


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

