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AS 277487

30/10/2025
 P.No-2-2885804/25

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

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

30/10/25

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 30th day of October

2025 (Two Thousand and Twenty Five)

BETWEEN

SECOND PART

(1) SRI. SANDEEP DHAR, PAN . ACOVD2860M, Aadhaar No. 6855 2326 2289,, son of Late Bistu Mohan Dhar @ Bishnu Mohan Dhar, by Nationality: Indian, by faith: Hindu, by occupation: Business & (2) MISS. SNEHA DHAR, PAN: EPBPD1271J, Aadhaar No. 9022 5080 5030, daughter of Sri Sandeep Dhar, by Nationality: Indian, by faith: Hindu, by occupation : Service and both are residing at 1D, Jheel Road, Post Office : Dhakuria, Police Station : previously Kasba now Garfa, Kolkata : 700031, District: South 24-Parganas, hereinafter jointly called and referred to as the LAND OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

M/S. ABIR DEVELOPERS, a Proprietorship Firm, having its Principle Place of business at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : 24-Parganas (South), represented by its Sole Proprietor SRI SHASWATA SARKAR, PAN FGWPS9290B, Aadhaar No. 5309 3004 0764, son of Sri Sujit Kumar Sarkar, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : South 24-Parganas, herein after referred to as the "DEVELOPER/PARTY OF THE SECOND PART" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns of the SECOND PART.

WHEREAS one Sri Gopi Mohan Dhar during his life time and until his death was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 21(twenty one) Cottahs 06(six) Chittaks and 41(forty one) Square Feet be the same a little more or less being Premises No. 1, Jheel Road, Dhakuria, Kolkata : 700031.

AND WHEREAS on 12th day of March 1948 the said Sri Gopi Mohan Dhar departed this life testate. That prior to his death he executed his last Will and Testament on 22nd day of January 1948 appointing one Sri L.M. Dhar and Sri C.C. Pyne as executors thereof.

AND WHEREAS the said executors having renounced acting as such, disputes and differences arose among the legal heirs and heiresses of the said Gopi Mohan Dhar with regard to the Administration and enjoyment of the estate left behind by the said testator including the said land along with house at Premises No. 1, Jheel Road, Dhakuria, Kolkata : 700031.

AND WHEREAS one Manoj Kumar Dhar son of Makhan Mohan Dhar through his mother and natural guardian filed a suit for partition and administration against Sm. Sukumari Dhar and others in the High Court at Calcutta being Suit No. 1712 of 1953. That the said Suit was a contested by all the defendants thereto including one Sri Bhombol Dhar the grandson of Late Gopi Mohan Dhar (being the Defendant No. 5 therein) through his mother and natural guardian Smt. Shefali Dhar who was also appointed therein as his Guardian-ad-litem, besides being one of the defendants.

AND WHEREAS on the 18th day of September 1963 the said Partition suit was amicable settled between the parties thereto and a decree was passed therein in accordance with certain terms of settlement which were duly put in and were certified by the said Hon'ble Court to be for the benefit of the minor parties.

AND WHEREAS by the said decree and Terms of Settlement it was inter-alia provided that the portion of the said house and Premises No.1, Jheel Road, Dhakuria (including all buildings and constructions thereon and therein) mentioned and described in the said Terms of Settlement as Lot-"B" and delineated in the plan annexed thereto was according to the provisions of the said Terms of Settlement and subject to the claims therein mentioned allotted to the said Sri Bhombol Dhar son of Late Nani Mohan Dhar absolutely and forever TOGETHER WITH all rights of the adjacent common passage as in the said Terms of Settlement provided and that the said Sri. Bhombol Dhar son of Late Nani Mohan Dhar through his mother the said Smt. Shefali Dhar would be at liberty to sell suitable portions of the vacant land out of and comprised in the said Lot 'B' property.

AND WHEREAS while being seized and possessed of aforesaid property and for financial requirements said Sri Bhombol Dhar son of Late Nani Mohan Dhar agreed to sell absolutely part of his allotted Lot 'B' property as per the Decree of the said Partition Suit aforementioned to Preferred Buyer and/or Buyers a demarcated portion considered as most suitable from out of the said vacant land comprised in the Lot- 'B' property as aforesaid such demarcated portion containing by admeasuring and area of 04(four) Cottahs 11(eleven) Chittaks and 19(nineteen) Square Feet more or less and

fully described as the First Schedule hereunder written as and for an estate analogous or equivalent to an estate of inheritance in fee simple in possession and free from all claims, demands, liens, lispensens, attachments and encumbrances whatsoever at or for a valuable consideration therein.

AND WHEREAS on 12th day of March 1965 one Sri Paresh Mohan Dhar son of Late Gopi Mohan Dhar and Smt. Usha Dhar @ Usha Rani Dhar wife of Bishnu Mohan Dhar and daughter-in-law of Late Gopi Mohan Dhar purchased All That piece and parcel of land measuring about 04(four) Cottahs 11(eleven) Chittaks and 19(nineteen) Square Feet more or less out of and being a part of the piece and parcel of vacant and comprised in the said Lot-'B' property as per the Decree of the said Partition Suit described and more fully mentioned in the schedule therein and the said demarcated portion which was thereby conveyed sold and transferred as being part of Premises No. 1, Jheel Road, Dhakuria, Kolkata : 700031 from Sri Bhombol Dhar son of Late Nani Mohan Dhar. That they purchased the said property for valuable consideration through one Deed of Conveyance executed by the then owner Sri Bhombol Dhar son of Late Nani Mohan Dhar on 12th day of March 1965 & registered in the Office of the Sub-Registrar at Alipore, District : 24-Parganas and recorded in its Book No. I, Volume No. 39, Pages 262 to 275, being Deed No. 2137 for the year 1965.

AND WHEREAS the names of the said Sri Paresh Mohan Dhar son of Late Gopi Mohan Dhar and Smt. Usha Dhar @ Usha Rani Dhar wife of Bishnu Mohan Dhar had been recorded in the record of the Calcutta Municipal Corporation now the Kolkata

Municipal Corporation and the said plot of land has been recorded and registered as presently known and recognized as being Municipal Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Police Station: formerly Kasba now Garfa, Kolkata : 700031, District : South 24-Parganas, vide Assessee No. 210921302599 and thereafter obtained sanction plan from the then Calcutta Municipal Corporation vide Building Plan No. 410 Dist-T dated 07.01.1967 and constructed a two storied building over the said property.

AND WHEREAS Sri Paresh Mohan Dhar son of Late Gopi Mohan Dhar died bachelor & intestate on 01.03.2006 by leaving behind himself surviving his nephew Sri Sandeep Dhar as his only legal heir and representative who becomes the owner of undivided $\frac{1}{2}$ share of All That piece and parcel of land measuring about 04(four) Cottahs 11(eleven) Chittaks and 19(nineteen) Square Feet more or less and two storied building standing thereon being Municipal Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Police Station: formerly Kasba now Garfa, Kolkata : 700031, District : South 24-Parganas.

AND WHEREAS Smt. Usha Dhar @ Usha Rani Dhar wife of Bishnu Mohan Dhar out of her natural love and affection gifted her undivided $\frac{1}{2}$ share of land and structure jointly to her only son Sri Sandeep Dhar son of Late Bishtu Mohan Dhar @ Late Bishnu Mohan Dhar the Owner No. 1 herein & to her granddaughter Smt. Sneha Dhar daughter of Sri Sandeep Dhar, the Owner No. 2 herein by executing one Deed of Gift on 04.05.2023 that the said Deed of Gift has been registered before the District Sub-Registrar-III at Alipore, vide Query No/Year. 16032001042070/2023 and

recorded in its Book No. I, Volume No. 1603-2023, Pages from 175786 to 175810, being Deed No. 160306169 for the year 2023.

AND WHEREAS as being the owners, the abovementioned persons have been enjoying the said property by paying taxes and levies before the Kolkata Municipal Corporation in respect of Municipal Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Police Station: formerly Kasba now Garfa, Kolkata: 700031, District : South 24-Parganas. having Assessee No. 21-092-13-0259-9.

AND WHEREAS the Parties of the First Part are the joint Owners of **ALL THAT** landed Property measuring about 04(four) Cottahs 11(eleven) Chittaks 19(nineteen) Square Feet be the same a little more or less together with a two storied building standing thereon and situated at Mouza : Kasba, J.L. No.13, as being Premises No.1D, Jheel Road, Post Office : Dhakuria, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough : X, Police Station: formerly Kasba now Garfa, Kolkata: 700031, District : South 24-Parganas.

AND WHEREAS the Parties of First Part desire of developing the said property by constructing thereupon a New Building/s in accordance with the sanctioned Building Plan to be approved by the Kolkata Municipal Corporation Due to lack of fund and as well as experience and other various reasons the owners are unable to start the construction of the same and had been in search of a Promoter and/or Developer who

can undertake the responsibility of construction of such New Building on the said property at its own arrangements and expenses of the Developer.

AND WHEREAS the Owners having thus been approached by the Developer, have agreed to allow the Developer to develop the said landed Property being **ALL THAT** landed Property measuring about 04(four) Cottahs 11(eleven) Chittaks 19(nineteen) Square Feet be the same a little more or less together with a two storied building standing thereon and situated at Mouza : Kasba, J.L. No.13, as being Premises No.1D, Jheel Road, Post Office : Dhakuria, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Police Station: formerly Kasba now Garfa, Kolkata: 700031, District : South 24-Parganas.

AND WHEREAS having known the intention of the Parties of First Part herein, the Developer contacted the Parties of First Part and requested the Parties of First Part to allow to develop the said property as desired by the Parties of First Part by construction of the proposed new building in flat system thereon in accordance with the sanctioned Building Plan to be approved by the Kolkata Municipal Corporation.

AND WHEREAS at this stage for better use and enjoyment of the aforesaid property, the land owners i.e. the party of the First part herein were in search of a Developer and after coming to know the said intention of the land owners, the developer herein came with an offer to develop the said property more fully described in the First Schedule hereunder written at the cost and expenses of the developer i.e. the party of the Second part herein and in such a manner as to serve the purpose of the land owners in terms of

their requirement entered into this registered development agreement under certain terms and condition hereunder written;

AND WHEREAS the Developer i.e. the party of the Second part herein, has been informed by the land owners about the acceptance of the proposal of developing the said **FIRST SCHEDULE** property who have proposed the developer herein, to undertake the said development work and the developer, herein, upon making inspection regarding the marketable title of the said land of the **FIRST SCHEDULE** property, the developer has agreed with the said proposal of the land owners herein under certain terms and conditions concerning the project hereunder written and finally entering into this registered Agreement.

AND WHEREAS the parties are desirous of recording the said terms and conditions and stipulation in writing such as to avoid future complication, if any.

NOW THIS AGREEMENT WITNESSETH as follows :

ARTICLE - I (DEFINATION)

LAND : Shall mean and include **ALL THAT** landed Property measuring about 04(four) Cottahs 11(eleven) Chittaks 19(nineteen) Square Feet be the same a little more or less together with a two storied building standing thereon and situated at Mouza : Kasba, J.L. No.13, as being Premises No.1D, Jheel Road, Post Office : Dhakuria, Police Station : formerly Kasba now Garfa, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Kolkata: 700031, District : South 24-

Parganas), whereupon the parties herein propose to erect the Ground Plus Three storied building. Morefully described in the First Schedule hereunder written.

BUILDING : Shall mean the proposed Ground Plus Three storied building to be constructed on the FIRST SCHEDULE premises.

THE DEVELOPER : shall mean

M/S. ABIR DEVELOPERS, a Proprietorship Firm, having its Principle Place of business at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : 24-Parganas (South), represented by its Sole Proprietor **SRI SHASWATA SARKAR**, son of Sri Sujit Kumar Sarkar, residing at Block-8, 79, Sahid Nagar, Post Office : Haltu, Police Station : previously Kasba now Garfa, Kolkata : 700078, District : South 24-Parganas, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns)

THE LAND OWNERS Shall mean

(1) **SRI SANDEEP DHAR**, son of Late Bistu Mohan Dhar @ Bishnu Mohan Dhar, by Nationality: Indian, by faith : Hindu, by occupation : Business & (2) **MISS. SNEHA DHAR**, daughter of Sri Sandeep Dhar, by Nationality: Indian, by faith: Hindu, by occupation : Service and both are residing at 1 D, Jheel Road, Post Office : Dhakuria, Police Station : Kasba now Garfa,

Kolkata : 700031, District : South 24-Parganas, (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees)

COMMON AREAS & FACILITIES : Shall include the common areas and facilities of the proposed building for the use of owners/land owners and/or developer and/or their nominees and all the occupiers of the flats/floors, and other spaces of the building, more fully described in the **FOURTH SCHEDULE** hereunder written.

OWNERS' ALLOCATION : will be in the form of following manner :

- A) **One Self-contained** flat on the **Northern Side of First floor** measuring 720(seven hundred twenty) Square Feet be the same a little more or less build up area & will be consisting of 02 (Two) bed rooms, 01(one) drawing cum dining-cum kitchen, 01(one) toilet, 01(one) W.C. and 02(two) balconies (subjected to sanction plan) in the proposed Ground plus Three storied building ;
- B) **One Self-contained** flat on the **Northern Side of Second floor** measuring 720(seven hundred twenty) Square Feet be the same a little more or less build up area & will be consisting of 02 (Two) bed rooms, 01(one) drawing cum dining-cum kitchen, 01(one)

toilet, 01(one) W.C. and 02(two) balconies (subjected to sanction plan) in the proposed Ground plus Three storied building ;

C) One Self-contained flat on the Southern Side of Top floor measuring 1070(one thousand seventy) Square Feet be the same a little more or less build up area & will be consisting of 03 (Three) bed rooms, 01(one) drawing cum dining, 01(one) kitchen, 01(one) toilet, 01(one) W.C. and 02(two) balconies (subjected to sanction plan) in the proposed Ground plus Three storied building ;

along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc, lying and situated upon the land morefully described in the First Schedule herein.

D) One Office Space will be on the Left Side of the entry way on Ground floor measuring 75(seventy five) Square Feet be the same a little more or less build up area (subjected to sanction plan) in the proposed Ground plus Three storied building along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas.

E) All That 02(two) Car Parking Spaces which will be situated on the **Northern** side & 01(one) Car Parking Space which will be situated on the **Eastern** Side (under the roof of the building) on the ground floor of the premises.

F) That the Owners/First Part will jointly get Rs.15,00,000/- (Rupees Fifteen Lakhs) only as part of their allocation as Details of which are given in the Second Schedule hereunder written.

DEVELOPER'S ALLOCATION : will be **ALL THAT** piece and parcel of remaining portion of the total sanctioned F.A.R. of the building to be constructed on the (as per plan to be sanctioned) **FIRST SCHEDULE** property **TOGETHER WITH** the undivided proportionate share on the Ground land, along with all the common areas and facilities and amenities thereon, lying and situated at and being Kolkata Municipal Corporation Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough : X, Police Station : formerly Kasba now Garfa, Kolkata: 700031, District : South 24-Parganas

ARCHITECT : Shall mean any qualified person or persons or firm appointed or nominated by the developer at his own cost as architect or architects of the building to be constructed on the said premises at the entire cost and expenses of the developer.

BUILDING PLAN : shall mean the plan and/or modified plan prepared by the architect and approved by the parties hereto for construction of the new building in the said premises and sanctioned by the Kolkata Municipal Corporation in the name of the owners at the expenses of the Developer.

FLOOR AREA RATIO : Shall mean the maximum floor area ratio available for construction of the building after getting maximum possible F.A.R. premises according to municipal law considering the total area of the said K.M.C. Kolkata Municipal Corporation Premises No.1D, Jheel

Road, within the ambit of Kolkata Municipal Corporation Ward No.92,
Borough: X, Police Station : formerly Kasba now Garfa, Kolkata : 700031,
District : South 24-Parganas.

BUILDING MATERIALS : Shall mean the materials including Doors and windows and other fittings, fixtures for construction and completion of the proposed building properly described in the **SIXTH SCHEDULE** hereunder written.

ENCUMBRANCES : Shall mean charges, liens, listeners, claims, liabilities, trusts, demands, acquisition and requisition.

COMMON EXPENSES : Shall mean the expenses to be incurred by the parties flats owners, spaces owners, occupiers and/or their nominees described in the **FIFTH SCHEDULE** hereunder written

TIME : Shall mean the proposed construction shall be completed by the builder/developer within 24 (twenty four) months more or less from the date of obtaining sanction plan from the Kolkata Municipal Corporation and the land owners delivered the possession of the first schedule property to the developer for construction of the proposed building as per sanction of the Kolkata Municipal Corporation. Be it mentioned here that if the Developer fails to complete the said proposed building within the said stipulated period of 24 (twenty four) months, then in that event the

Owners will allow another 6 (six) months maximum time after review of the progress within the schedule time to complete the said proposed building.

SHIFTING CHARGES : The Developer will bear the expenses for the rent @ Rs. 14,000/- (Rupees Fourteen Thousand) per month maximum for alternative accommodation for the said Land Owners since the date of delivery of possession of **FIRST SCHEDULE** property and obtaining of sanctioned building plan whichever is later, until the Owners are intimated to take possession of their allocated portions in the newly constructed building/flat.

ARTICLE II (DEVELOPMENT)

The developer herein shall develop the said premises on the terms herein agreed and in the manner as follows :-

1. By obtaining necessary sanctions and/or permission from the Kolkata Municipal Corporation and other appropriate environment department and authorities.
2. By erecting and/or constructing the said proposed building in or upon the said First Schedule land and to commercially exploiting the premises and/or the building.
3. By retaining, selling, transferring or otherwise disposing of the developer's allocation in favour of the intending buyer/buyers of the flats, and other spaces

of the building and also to receive, realize, recover and appropriate the consideration thereof.

4. The land owners have also represented that to the best of their knowledge, the said premises is not affected by the provision of Urban Land (Ceiling & Regulation Act, 1976) and other lispence.
5. The land owners shall provide the original title deeds and relevant papers in respect of the premises in the custody of the developer with proper receipt and the party of the other part shall issue accountable receipt and also allow inspections and permit making copies of taking extract of the original title deeds to the land owners or their nominees or transferees and/or their solicitors as and when required.
6. That the land owners hereby agreed to handover the original title deed and all other relevant papers in respect of the premises to the developer immediately on execution of this present. That on formation of society and/or committee of the units owners and after transferring on execution of appropriate documents the developer will return originals documents to society and/or committee of the units owners.
7. That the land owners agreed that after execution of this agreement, the land owners shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said premises or portion thereof save and except their allotted Units/flats more fully described in the respective relevant

Schedules hereunder written within the stipulated period except in the manner as expressly provided.

8. The land owners hereby also undertake that the developer shall be entitled to construct and complete the said proposed building on the said premises and to retain and enjoy the developer's and/or other party's allocation therein without any interruption or interruptions from the owners or any person or persons claiming under the owners.
9. The developer shall have every right to transfer his right of developer's allocation of the proposed building, under this agreement and to appoint mechanic and other labour contractor company but the owners are not liable for the said consequence.
10. The developer shall have right to transfer and/or sell it's allotted portion to any third party outsider and the developer shall have right to accept the booking and/or earnest money and/or part payment and full and final payment in respect of it's allotted portion only.
11. In carrying out the said development work and/or construction of the said proposed building herein, agreed, the developer and/or other party shall keep the owners indemnified from and against all third parties claims or compensations and actions due to any act or commission or omission of the developer or any accident in or related to the construction of the building including all sale taxes and income tax, Kolkata Municipal Corporation Taxes, liabilities, if any, under any circumstances the owners shall not be held

responsible for any accident or accidents and/or any due taxes that may be take place during the period of construction.

12. That the Owners/First Part will jointly get Rs.15,00,000/-(Rupees Fifteen Lakhs) only & the said amount will be paid in the following manner :

- I. At the time of signing of this agreement : Rs. 3,00,000/-
- II. Within two months from the date of execution
of the agreement : Rs. 1,50,000/-
- III. After completion of super structure : Rs.8,00,000/-
- IV. That Rs. 2,50,000/-(two lakhs Fifty thousand) only will be adjusted on
account payment of taxes and dues of Kolkata Municipal Corporation
- V. Rest at the time of delivery of possession of owners' allocation.

ARTICLE III (EXPLORATION RIGHT)

1. The developer, the party of the Second part in consultation with the land owners shall be entitled to cause all such changes from time to time or modifications to be made in the plan as shall be required by the Kolkata Municipal Corporation or the Government or any other authorities as aforesaid or to comply with such sanction, permissions, clearance and approved as aforesaid all costs, expenses and payment required for the preparation and sanction of the plan shall be paid and borne by the developer, the party of the other part, provided always that the developer shall be entitled to all appropriate refunds of payment and/or deposits made by the developer to the concerned authorities for peaceful start of the construction as per the Kolkata Municipal Corporation sanctioned plan.

2. The developer shall abide by all the laws, rules and regulations of the Government, local bodies, Kolkata Municipal Corporation as the case may be and shall attend to answer and be responsible complying with by-laws rules and regulations.

ARTICLE IV (DEVELOPER/BUILDER)

1. The developer, the party of the other part, herein, shall at his own cost construct the proposed building in or upon the said First Schedule land and/or portion thereof in accordance with the sanction plan without any hindrance or disturbance by or on behalf of the owners or any person claiming under them. The developer, the party of the Second part shall ensure that the building shall be made of standard building materials, as per Work Specification more fully described in the Sixth Schedule hereunder written.
2. The developer, the party of the Second part, herein, shall be entitled to apply for obtaining quotation entitlement and other building material like cement, steel, bricks and other materials as may be required for the construction of the said building.
3. The developer, the party of the Second part herein shall be entitled to at their own cost to apply for and obtain temporary and/or permanent connection of water sewerage, electricity, power telephone and/or gas to the building and other public utilities and facilities to the said premises and/or the said building in his own costs and in his own name or his nominees and/or in the name of the owners always safeguarding the interest of the owners as it shall think proper for the purpose of construction of the building only. The land owners shall

sign, execute and deliver all papers and applications signing under consent and approval to enable to deliver to obtain such public utility services and facilities.

The occupancy and completion certificates of the building shall be collected by the developer, party of the other part, herein, before giving possession to the land owners, the party of the one part, herein, in the proposed building.

4. The developer, the party of the other part undertake to complete the construction of the proposed building within 24 (twenty four) months from the date of obtaining sanction plan from the Kolkata Municipal Corporation and/or from the competent authority. Be it mentioned here that if the Developer fails to complete the said proposed building within the said stipulated period of 24 (twenty four) months, then in that event the Owners will allow another 6 (six) months more time after review of the progress within the schedule time to complete the said proposed building. It is, therefore, mentioned that the Owners will hand over the peaceful vacant possession of the SCHEDULE property to the Developer herein within a period of 15 days from the date of receiving of written intimation given by the Developer to vacate the SCHEDULE property. After the completion of the proposed building within the stipulated period or earlier in or upon the First Schedule land comprised in the said premises in the manner aforesaid and on getting possession of the owners' allocation, the land owners shall as and when required by the developer and/or after hand over the owners' allotted share shall execute and register the Deed of conveyances of the allotted portion of the developer in the said building in favour of the developer

or it's nominee at the cost of the developer or it's nominee and/or in favour of the intending buyers.

5. The intending purchaser or purchasers of the flats and other spaces of the said building shall form an association/ committee for maintenance of the common and easement services for the proposed building in such a manner and from as may be required by the developer and the land owners. The developer shall cause all his purchasers or their assigns to join in and be bound by the same. All the purchasers shall have the right to use the common areas to be constructed by the developer as per this agreement.

ARTICLE- V (Liabilities and Responsibilities by the Developer)

The developer, the party of the other part shall pay all the expenses and area taxes to be incurred towards sanction of the plan including the expenses towards the fees of the Architect, soil testing, and mixture expenses cost of boundary walls etc. whatsoever shall become necessary for the purpose of construction of the building. The developer shall be held sole responsible for any accident that may take place during the period of the construction work.

OWNERS' OBLIGATION

1. That the land owners hereby declares that they are the joint owners, seized and possessed of and/or well and sufficiently entitled to the said land total measuring about 04(four) Cottahs 11(eleven) Chittaks 19(nineteen) Square Feet be the same a little more or less together with a two storied building standing

thereon and situated at Mouza : Kasba, J.L. No.13, as being Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Police Station: formerly Kasba now Garfa, Kolkata: 700031, District : South 24-Parganas, more fully described in the First Schedule hereunder written, free from all encumbrances and the land owners herein have good marketable title in respect of the same. In case of any misrepresentation, falsification, misleading statement regarding title of the owners, the owners will be absolutely liable to indemnify and/or compensate the developer.

2. That all applications, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary approval and sanction of the building plan and its alteration/modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the developer for and in the name of the land owners at the cost of the developer and if any alteration/modification on making further plans for proposed construction are required and in that event the developer shall obtain prior consent from the owners.
3. The land owners hereby declare that they shall not cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the developer but the land owners shall have every right to inspect of the same with proper person upto completion of the proposed building and shall do any act or do anything whereby the developer may be prevented from selling, assigning and/or disposing of any portion of the property or portion of

the developer's allocation in the newly constructed building to be erected at the said premises as mentioned above TOGETHER WITH the right of the common spaces to be spared subject to grant and receive of the common facilities and grant easement rights to the prospective purchasers and/or owners including the developer.

4. The land owners shall be entitled to transfer or dispose of their own allocation in the said building along with the proportionate undivided share of the land and common facilities/amenities available to the said building to be constructed with the exclusive right to deal with and enter into any agreement or sale of the owners' allocation to any person or persons. The developer agrees not to give physical possession to any third party unless the land owners' allocated portion is completed and handed over.
5. The developer, the party of the other part, herein, and the land owners both respective of their own allocation i.e. the Developer and the owners shall be entitled to sale and/or dispose of flats and together with proportionate undivided share in the said land and common facilities/amenities.

ARTICLE VI (COMMON RIGHTS & OBLIGATIONS)

1. The developer shall bear and pay all rates and arrears taxes and other outgoings in respect of the said premises from the date of getting the peaceful vacant possession from the owners till the owners are offered the owners' peaceful

allocation and the flats be completed in all respects including delivery of possession to the owners and the intending purchasers including separation of taxes and electric meters installation.

2. That during pendency of this agreement if the land owners passed away, their legal heirs/successors shall have to abide by the terms and conditions of this agreement without raising any objection and give full co-operation to the developer. The owners' allocation in that event shall remain unchanged.
3. The developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and things necessary for the purpose of developing the said First Schedule property in order to make it perfect in all respects for construction of a Ground Plus Three storied building thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation office at the cost of the developer.
4. The developer shall be exclusively entitled to sell or dispose of their respective share of the developer's allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
5. As soon as the said building is completed the developer shall give written notice to the land owners to take possession of the owners' allocation in the said building and only from the date of delivery and at all times thereafter the owners shall be exclusively responsible for payment of taxes or property taxes and outgoings and composition whatsoever (hereinafter for the sake of brevity

collectively referred to as "the said taxes") in respect of the said owners' allocation. Similarly, on and from the said date the developer shall be responsible for the said taxes in respect of the developer's allocation. The said rates if levied on the building as a whole then and in such an event it shall be appropriate pro-rata basis.

6. On and from the date of service of the notice to take possession the owners or their nominee/nominees as the case may be shall also be responsible to pay and shall forthwith pay on demand to the developer or it's nominee or nominees or the association of the flat owners and other spaces owners the same on the basis of sub-clause herein above the service charges for the common utilities in the building payable in respect of the owners' allocation.

ARTICLE VII (MISCELLANEOUS)

1. The land owners will execute and register as well as shall execute and register development power of attorney and also execute notarized and registered general power of attorneys (if required) in favour of the developer authorizing the said attorney to construct the building and to enter into agreement for sale by the developer and/or to sell and transfer the developer's allotted share in respect of the proposed building to be constructed by the party of the other part i.e. the developer herein to any third party outsider/intending purchasers as it's own choice and appoint architects, engineer, contractor, etc. and to represent the land owners before the Kolkata Municipal Corporation, Kolkata

Development Authority, Kolkata Police, Fire Brigade or any other authority or authorities and to sign any application, scheme maps any other drawings or any other written representations in that behalf and to appear before the authority or authorities to undertake the construction of the building upon execution of this agreement and before sanction of the proposed building from the Kolkata Municipal Corporation.

2. THE LAND OWNERS or DEVELOPER as the case may be shall not be considered to be in breach of any obligation herein under to the extent that the performance in the relative obligation is prevented by the existence of a force majeure shall be suspended for the duration of the force majeure. Force majeure and shall mean COMPULSION OR ERRECTION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE flood, earthquake, riot, war, tempest civil commotion and any other act of God beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.
3. All legal expenses including the drafting and execution of the instant agreement and the power of attorneys and others if any shall be borne by the developer only.
4. Expenses for the preparation of the plan of the proposed building as well as for its sanction to be obtained from the Kolkata Municipal Corporation shall be borne by the developer only.

5. After execution of this agreement all expenses including the cost of construction of the proposed building as per specifications mentioned below and all arrear corporation taxes, water tax, electric bills, if any, etc. shall be borne by the developer exclusively from the date of getting the vacant possession of the land with structure for development. The owners under no circumstances whatsoever shall be liable for any expenses incurred or to be incurred for construction of the building till it is completed and the owners' share is handed over.
6. That front portion & back portion of Car Parking will have temporary shed.
7. The Courts at local jurisdiction shall have jurisdiction to deal in case of any dispute between the parties.

FIRST SCHEDULE ABOVE REFERRED TO

(THE LANDED PROPERTY TO BE DEVELOPED)

ALL THAT landed Property measuring about 04(four) Cottahs 11(eleven) Chittaks 19(nineteen) Square Feet be the same a little more or less together with a two storied building each floor having 1600 Square feet M/L with ***cemented flooring***) standing thereon and situated at Mouza : Kasba, J.L. No.13, as being Premises No.1D, Jheel Road, within the ambit of Kolkata Municipal Corporation Ward No.92, Borough: X, Police Station: formerly Kasba now Garfa, Kolkata: 700031, District : South 24-Parganas, [Zone : Other than on P.A.S. Connector - Other than on P.A.S. Connector].That the entire property is butted and bounded as follows :-

- On the North : By 8 feet wide common passage ;
- On the South : By Premises No. 1E & 1G Jheel Road.
- On the East : By 12 wide Jheel Road ;
- On the West : By Premises No. 1H & 1C Jheel Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

That the Owners/First Part shall jointly get and/or will be entitled to their allocation in the form of :

A) One Self-contained flat on the Northern Side of First floor measuring 720(seven hundred twenty) Square Feet be the same a little more or less build up area & will be consisting of 02 (Two) bed rooms, 01(one) drawing cum dining-cum kitchen, 01(one) toilet, 01(one) W.C. and 02(two) balconies (subjected to sanction plan) in the proposed Ground plus Three storied building ;

B) One Self-contained flat on the Northern Side of Second floor measuring 720(seven hundred twenty) Square Feet be the same a little more or less build up area & will be consisting of 02 (Two) bed rooms, 01(one) drawing cum dining-cum kitchen, 01(one)

toilet, 01(one) W.C. and 02(two) balconies (subjected to sanction plan) in the proposed Ground plus Three storied building ;

C) *One Self-contained* flat on the *Southern Side* of *Top floor* measuring 1070(one thousand seventy) Square Feet be the same a little more or less build up area & will be consisting of 03 (Three) bed rooms, 01(one) drawing cum dining, 01(one) kitchen, 01(one) toilet, 01(one) W.C. and 02(two) balconies (subjected to sanction plan) in the proposed Ground plus Three storied building ;

along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas with fittings, fixtures, appliances, electrical fittings, sanitary fittings etc, lying and situated upon the land morefully described in the First Schedule herein.

D) One Office Space will be on the Left Side of the entry way on Ground floor measuring 75(seventy five) Square Feet be the same a little more or less build up area (subjected to sanction plan) in the proposed Ground plus Three storied building along with all other common facilities TOGETHERWITH undivided proportionate share of land TOGETHER FURTHER WITH undivided proportionate share in the common areas.

K) All That 02(two) Car Parking Spaces will be situated on the *Northern* side & 01(one) Car Parking Space will be situated on the *Eastern* Side (under the roof of the building) on the ground floor of the premises.

L) That the Owners/First Part will jointly get Rs.15,00,000/-(Rupees Fifteen Lakhs) only as part of their allocation as Details of which are given in the Second Schedule hereunder written.

That the said construction work will be done by utilizing the maximum area available for construction as per building plan in the proposed Ground plus Three storied building to be constructed in the FIRST SCHEDULE premises along with all proportionate share in the land underneath the building attributed for the said flats and all proportionate right in common area and facilities available in the said premises.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer's Allocation is the remaining portion of the proposed Ground Plus Three Storied building to be constructed in the FIRST SCHEDULE property save and except the Owners' Allocation as mentioned in the SECOND SCHEDULE of this agreement along with proportionate share of land and facilities as available in the FIRST SCHEDULE premises. The Owners shall

not claim any part of the Developer's Allocation i.e. the remaining portion of the building and other spaces.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON RIGHTS AND FACILITIES)

1. Electrical wiring and fittings and fixtures for lighting the common passages, entrance of the **FIRST SCHEDULE** premises.
2. The staircase leading from the Ground Floor to the roof of the building.
3. The light points in the entrance of the building staircase, landings from the Ground Floor to the roof.
4. The overhead water reservoir and the underground water reservoir of the building.
5. The main water connection pipe, which comes from the reservoir to the flats.
6. The rain water pipes, drains, sewerages, septic tank, boundary walls and all sides' passages in between and the boundary wall.
7. Electric meter room, main electric meter, pumps and switches fixed in the common areas.
8. Roof of the top floor of the building for fixing up T.V. Antenna, repairing of overhead tank, drying clothes and any social function subject to the consent of the other flat owners.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. The expenses of maintaining, repairing, decoration etc. of the main structures and in particular exterior of the building, ultimate roof of the

building and rain water pipes, water pipes and electrical wires as under or upon the building as enjoyed or used by the intending Purchasers of the **FIRST SCHEDULE** premises and the main entrances, passages, landings, staircase of the building as shall be enjoyed by the intending Purchaser/s and the Owners in common and the boundary wall of the building.

2. The cost of cleaning and lighting of the passage, landings, staircase and other portion of the building as shall be enjoyed by the Purchaser of the Developer's Allocation and the Owners.
3. The cost of salaries of durwans, if any, sweepers, pump men, electricians caretaker and other employees, if any for the above said building.

(SIXTH SCHEDULE ABOVE REFERRED TO)

SPECIFICATION

Building

: R.C.C. structure frame as per specification of sanction plan and guidance of empanelled structural engineer of K.M.C.

R.C.C Work

: R.C.C. foundation footings in concrete proportion of 4 : 2 : 1 cement ratio. Reinforcement for Column, beams, slab etc as per drawing, concrete with stone chip, medium course of sand and cement ISI mark. Wall (a) outside wall (1 : 5) 200mm (8"), inside wall 125 mm (5") and 75mm (3"), (1:4) cement plaster inside-outside walls, ceiling (1:5 & 1:4)
(b) Inside wall + Ceiling parish finish

Flooring

: All Flooring are of 2' X 2' (feet) vitrified tiles excluding stair and stair case(Marble)

- Toilet : (a) Wall tiles 6'-5" height Local Made size 18" X 12",
(b) One shower with 2 in 1 wall mixture all are Brand name Parryware and Geyser point and one basin. All bath rooms, sanitary fitting with Brand name Hindware.
- W.C. : (a) Wall tiles 6'-5" height, size 18" X 12",
(b) One White commode 2 in 1 wall mixtures with shower (Parryware) .
- Kitchen : Black (Brown on extra cost by the owners) granite Counter 24", one sink(22" X 18"), two taps with 4 feet height glazed tiles.
- Door : Frame with sal wood (4" X 2 1/2) Commercial flush door with both sides sunmica pasting with necessary fittings.
- Window : Glass (Smoke Colour) with M.S. Plain Grill (Box extra cost).
Window paint with enamel oil paint (Aluminum sliding window with good qualities with MS steel guard.
- Door : P.V.C. single sheet with lamination for bath room.
- Electricals : Concealed wiring : (a) 5(five) points in bed rooms and dining plus one 15 Amp plug point.(b) 4(four) points in kitchen plus one 15 Amp. (c) 1 (one) light point and one 15 Amp plug point in Balcony, (d) 3(three) points in bath room plus one 15 Amp plug point , (e) 2(two) points in W.C. (All are Finolex wire and accessories, 1(one) A.C. Point in each bed rooms, drawing dining, modular switches with good quality copper cable.

Water : Semi underground water reservoir R.C.C. with 2HP B.E pump and Crompton motor, overhead R.C.C. water tank for supply of Corporation water, all plumbing line with (oriplast PVC pipe and Tata G.I. pipes for Geyser line.

Roof : Water proof roof top.

Balcony : Waist height grill.

Inside wall : Putty with Asian Paint colour.

Outside wall : Berger Weather Coat & Border Weather Seal on the completion of the entire building.

1. European Parryware Commode, Basin "Parryware" tap fitting with standard glazed tiles (Local made) Stair handle will be MS finished, Collapsible Gate provided in Main entrance of the building.
2. M.S. Grill properly painted.
3. Septic tank would be as per C.C. Specification. All soil pipes would be 6" and 4" dia.
4. Plumbing line outer wall by oriplast or supreme pipe.
5. Water purifier & washing machine points.

Electric Meter : Procurement of Electric meter for individual flat from CESC shall be on account of respective flat owners.

Lift : Standard company made having capacity of carrying four persons.

N.B: Any extra work will be done on payment of extra cost well in advance intimation and payment

IN WITNESS WHEREOF the PARTIES hereto have hereunto set and subscribed their respective hands and seals the day month year first above written

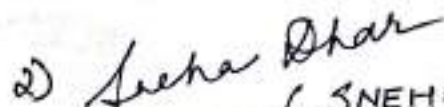
SIGNED SEALED & DELIVERED

By the PARTIES in the presence of :

WITNESSES :

1. Snahasis Chakraborty .
het - Bishrupada Chakraborty .
12 P Teli para lane .
Dhakuria - Kol - 31

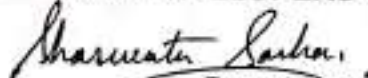
1)  (SANDEEP DHAR)

2)  (SNEHA DHAR)

2. Sujit Kumar Sarkar
c/o Late Babu Ranjan Sarkar
79, Baidya Nagar, PS-Garia
Kol-700078, POST-HALTU

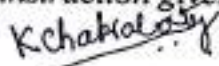
SIGNATURE OF THE OWNERS

ABIR DEVELOPERS


Proprietor

SIGNATURE OF THE DEVELOPER

Prepared by me as per
instruction given by the parties.

 Advocate

Alipur Judges' Court
Kolkata: 700027.

MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned Developer a sum of Rs. 3,00,000/-
(Rupees Three Lakhs) only being the within mentioned consideration as Part of

Sr. No.	Cheque Number & Date	Bank & Branch	Amount (in Rs)
1.	Cheque No. 547291 Dated 30.10.2025	Indian Bank, Jheel Road, Kolkata : 700031	Rs. 2,00,000/-
2.	Cheque No. 547292 Dated 30.10.2025	Do	Rs. 1,00,000/-


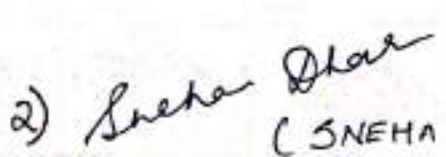
(Rupees Three Lakhs) only

Total : Rs. 3,00,000/-

WITNESSES:-

1. Snaha sis Chakraborty .
Let - Bishnu pada Chakraborty .
12P- Telipara lane .
Dhakuria - KOL - 91

2. Sujit Kumar Chakraborty
c/o Late datya Ranjan Chakraborty
72, Sanhi'd Nagar, PS - Barua
KOL-700078, POST - Hattia

1)  (SANDEEP DHAR)
2)  (SNEHA DHAR)

OWNERS

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

Name

Signature



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

Name ... SANDEEP DHAR

Signature ... *Sandeep Dhar*



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

Name ... SNEHA DHAR

Signature ... *Sneha Dhar*



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

Name ... SHASHWATI SANKAR

Signature ... *Shashwati Sankar*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভাগিনাকৃতিকর আই ডি / Enrollment No.: 1215/80006/41642

To
 মেহাশীল চক্রবর্তী
 Snahasis Chakraborty
 12P TELIPARA LANE
 Dhakuria
 Dhakuria
 Circus Avenue Kolkata
 West Bengal 700031
 7278615859

204978171



MP949781718FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5864 0330 9478

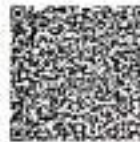
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



মেহাশীল চক্রবর্তী
 Snahasis Chakraborty
 পিতা : বিষ্ণু পদা চক্রবর্তী
 Father : Bishnu Pada Chakraborty
 জন্মতারিখ / DOB : 20/01/1968
 লিঙ্গ / Male



5864 0330 9478

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-19911/2025	Date of Registration	30/10/2025
Query No / Year	1603-2002885804/2025	Office where deed is registered	
Query Date	27/10/2025 1:04:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	KALYAN CHAKRABORTY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777486008, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,80,73,684/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 3,632/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



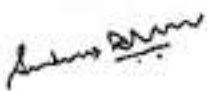


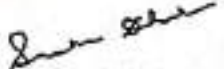
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 1D, , Ward No: 092
Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 11 Chatak 19 Sq Ft		1,56,73,684/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.7779Dec	0 /-	156,73,684 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3200 Sq Ft.	0/-	24,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3200 sq ft	0 /-	24,00,000 /-	



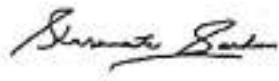
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANDEEP DHAR Son of Late BISTU MOHAN DHAR Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office		 Captured	
	30/10/2025	30/10/2025	LTI	30/10/2025
1D, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx0M, Aadhaar No: 68xxxxxxxx2289, Status :Individual, Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office				
2	Name Miss SNEHA DHAR Daughter of Mr SANDEEP DHAR Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office		 Captured	
	30/10/2025	30/10/2025	LTI	30/10/2025
1D, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX0 , PAN No.:: EPxxxxxx1J, Aadhaar No: 90xxxxxxxx5030, Status :Individual, Executed by: Self, Date of Execution: 30/10/2025 , Admitted by: Self, Date of Admission: 30/10/2025 ,Place : Office				



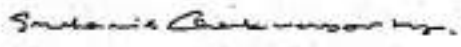
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ABIR DEVELOPERS 79, SAHID NAGAR, BLOCK - 8, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Date of Incorporation:XX-XX-2XX0 , PAN No.:: FGxxxxxx0B,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
	Mr SHASWATA SARKAR (Presentant) Son of Mr SUJIT KUMAR SARKAR Date of Execution - 30/10/2025, , Admitted by: Self, Date of Admission: 30/10/2025, Place of Admission of Execution: Office	 <small>Oct 30 2025 2:06PM</small>	 Captured <small>LTI 30/10/2025</small>	 <small>30/10/2025</small>
79, SAHID NAGAR, BLOCK - 8, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.:: FGxxxxxx0B, Aadhaar No: 53xxxxxxxx0764 Status : Representative, Representative of : ABIR DEVELOPERS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SNAHISIS CHAKRABORTY Son of Mr BISHNU PADA CHAKRABORTY 12P, TELIPARA LANE, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	 <small>30/10/2025</small>	 Captured <small>30/10/2025</small>	 <small>30/10/2025</small>

Identifier Of Mr SANDEEP DHAR, Miss SNEHA DHAR, Mr SHASWATA SARKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANDEEP DHAR	ABIR DEVELOPERS-3.88896 Dec
2	Miss SNEHA DHAR	ABIR DEVELOPERS-3.88896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANDEEP DHAR	ABIR DEVELOPERS-1600.00000000 Sq Ft
2	Miss SNEHA DHAR	ABIR DEVELOPERS-1600.00000000 Sq Ft

Endorsement For Deed Number : I - 160319911 / 2025

On 30-10-2025

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 13:27 hrs on 30-10-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHASWATA SARKAR ..

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 1,80,73,684/-

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

Execution is admitted on 30/10/2025 by 1. Mr SANDEEP DHAR, Son of Late BISTU MOHAN DHAR, 1D, JHEEL ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Miss SNEHA DHAR, Daughter of Mr SANDEEP DHAR, 1D, JHEEL ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service

Indetified by Mr SNAHISIS CHAKRABORTY, , Son of Mr BISHNU PADA CHAKRABORTY, 12P, TELIPARA LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

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

Execution is admitted on 30-10-2025 by Mr SHASWATA SARKAR, PROPRIETOR, ABIR DEVELOPERS, 79, SAHID NAGAR, BLOCK - 8, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr SNAHISIS CHAKRABORTY, , Son of Mr BISHNU PADA CHAKRABORTY, 12P, TELIPARA LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,632.00/- (B = Rs 3,000.00/- ,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 3,600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2025 9:54PM with Govt. Ref. No: 192025260315372538 on 28-10-2025, Amount Rs: 3,600/-, Bank: SBI EPay (SBlePay), Ref. No. 7057545445737 on 28-10-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18386, Amount: Rs.100.00/-, Date of Purchase: 28/10/2025, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2025 9:54PM with Govt. Ref. No: 192025260315372538 on 28-10-2025, Amount Rs: 39,921/-, Bank: SBI EPay (SBlePay), Ref. No. 7057545445737 on 28-10-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 540596 to 540639

being No 160319911 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.11.06 20:23:18 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 06/11/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.