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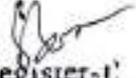


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Certified that the document is admitted for Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.


District Sub-Register-1
Alipore, South 24-Pargana

10 DEC 2025

DEVELOPMENT AGREEMENT

THIS INDENTURE made on this the 10th... day of December, 2025,

Contd/P2

BETWEEN SRI TARUN KUMAR GANGULI (PAN AFVPG5328R) (AADHAAR No. 8609 3540 2017), son of Late Nabani Kumar Ganguli, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, hereinafter called and referred to as the **LANDOWNER/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his 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.**

WHEREAS by an Indenture of Sale dated 21st day of October, 1925 and the same being registered in the Office of D.R. Alipore and duly recorded in Book No. 1, Volume No. 45, Pages from 280 to 285, Being No. 4715 for the year 1925, one Smt. Haripriya Dasi, sold, granted transferred and conveyed unto and in favour of one Smt. Sushila Bala Bose, wife of Late Annada Prosanna Bose, **ALL THAT** piece and parcel of demarcated land measuring an area more or less 4 Cottahs, lying and situated at Municipal Premises No. 114/1, Monoharpukur Road, within the local limits of the Corporation of Calcutta, P.S. Tollygunge, S.R. Alipore Dihi Panchannagram Division 6 Sub- Division Q Holding No. 249, 249A, 250, 251 and 306 (old) 47(new) at Mouza- Monoharpukur, District- previously 24 Parganas now South 24 Parganas, more fully described in the Schedule written hereunder.

AND WHEREAS while seized and possessed the said property, the said Sushila Bala Bose died intestate on 08.10.1953, leaving behind her one and only son namely Sri Amar Nath Bose, as her only legal heir and successor, who duly inherited the said entire property left by said deceased Sushila Bala Bose, as per the Hindu Succession Act prevailing at that time.

AND WHEREAS by virtue of a Registered Deed Of Indenture dated 20th day of September, 1956, the said Sri Amar Nath Bose, sold, conveyed, assured and transferred **ALL THAT** piece and parcel of demarcated land measuring an area more or less 4 Cottahs, lying and situated at Municipal Premises No. 114/1, Monoharpukur Road, within the local limits of the Corporation of Calcutta, P.S.

Tollygunge, S.R. Alipore Dihi Panchannagram Division 6 Sub- Division Q Holding No. 249, 249A, 250, 251 and 306 (old) 47(new) at Mouza- Monoharpukur, District- previously 24 Parganas now South 24 Parganas, in favour of one Sri Nabani Kumar Ganguli (since deceased), son of Late Arun Chandra Ganguli and the said Deed Of Indenture duly registered at the Office of the Sub- Registrar Alipore Sadar and recorded in Book No. 1, Volume No. 96, Pages from 267 to 272, Being No. 7088 for the year 1956.

AND WHEREAS while seized and possessed the said property, the said Nabani Kumar Ganguli died intestate on 25.07.2002, leaving behind his wife namely Smt. Namita Ganguli (since deceased), his one son namely Sri Tarun Kumar Ganguli, the Landowner herein and his two daughters namely i) Dr. Shyamoli Mukherji, wife of Dr. Arun Kumar Mukherjee and ii) Smt. Arati Ray, wife of Dr. Tapan Pramatha Ray, as his only legal heirs and successors, who all duly inherited the said undivided property left by said deceased Nabani Kumar Ganguli, as per Hindu Succession Act, 1956 and each one having undivided 1/4th share of the said undivided property.

AND WHEREAS while seized and possessed the said property, the said Namita Ganguli died on 19.12.2007, presenting her share of the building her one son namely Sri Tarun Kumar Ganguli, the Landowner herein and her two daughters namely i) Dr. Shyamoli Mukherji, wife of Dr. Arun Kumar Mukherji and ii) Smt. Arati Ray, wife of Dr.

Tapan Pramatha Ray, as her only legal heirs and successors, who all duly inherited the said undivided property left by said deceased Namita Ganguli, as per Hindu Succession Act, 1956 and each one having undivided 1/3rd share of the said undivided property.

AND WHEREAS by virtue of a Registered Deed of Gift dated 3rd day of August, 2005, registered with the Office of the A.D.S.R. Alipore, South 24 Parganas and the same had been duly recorded in Book No. 1, CD Volume No. 182, Page from 252 to 267, Being No. 02671 for the year 2005, the said i) Dr. Shyamoli Mukherji and ii) Smt. Arati Ray, transferred their entire 2/3rd share of the said property together with right, title and interest in the said property in favour of their brother namely Sri Tarun Kumar Ganguli, the Landowner herein, which he had already accepted.

AND WHEREAS the said Sri Tarun Kumar Ganguli, the Landowner herein, become the absolute Owner of the said Building property and have been possessing the same by mutating his name in the record of Kolkata Municipal Corporation and the said Building property being known and numbered as of Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 84 vide Assessee No. 11-084-11-0138-8, A.D.S.R. Alipore, South 24 Parganas which is a Four Storied Building measuring more or less 1300 sq.ft. on each Floor over the said land and used

the same as land for his residential purpose and paying taxes regularly and has been enjoying the same without any interruption whatsoever.

AND WHEREAS while seized and possessed of the said property, the Owner herein has decided and expressed for development of the said property and construction thereon a Multistoried Building with Lift facility through a Builder/Developer namely "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, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at "PRERONA", 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, 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 said Developer, who had earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owner and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the First Schedule below.

AND WHEREAS the said Builder/Developer in course of its business came in contact with the Landowner herein and agreed to develop the said property and construct thereon a Multistoried Building with Lift facility at his own cost and the Landowner herein had entered into a Registered Development Agreement

on 22nd day of June, 2022, registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and duly entered in Book No. I, Volume No. 1602-2022, Page from 310344 to 310386, Being No. 160208144 for the year 2022, in favour of the said Developer and also the Landowner herein had conferred a Development Power of Attorney on the 22nd day of June, 2022, registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and duly entered in Book No. I, Volume No. 1602-2022, Page from 310969 to 310987, Being No. 160208171 for the year 2022, in favour of the said Developer, for carry out and executed the construction work of the said building and to enter into any Agreement for Sale with any intending Purchaser/s for the sell of the said Flat and Car Parking Space/s and other Space/s within the Developer's Allocation of the said building and to receive earnest money and/or consideration money and/or booking money from the prospective buyer/s inter-alia.

AND WHEREAS after the execution of the said Development Power Agreement, at the costs and expenses of the said Developer, one building plan was submitted before The Kolkata Municipal Corporation and subsequently the said Building Plan was sanctioned by The Kolkata Municipal Corporation, bearing Sanctioned Building Plan No. 2025080071 dated 19.09.2025, for construction of a Ground Plus Four Storied Building with Lift facility.

AND WHEREAS due to some cogent reasons the Landowner herein and the said Developer had by mutual consent revoked the said Development Agreement dated 22nd day of June, 2022, by dint of a Deed Of Cancellation Of

Development Agreement dated 10th day of ~~December~~ 2025 and the said Cancellation of Development Agreement duly registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 1602-2025, Being No. 1602.17322 for the year 2025.

AND WHEREAS due to some cogent reasons the Landowner herein and the said Developer had by mutual consent revoked the said Development Power of Attorney dated 22nd day of June, 2022, by dint of a Deed Of Cancellation Of Development Power of Attorney dated 10th day of ~~December~~ 2025 and the said Cancellation of Development Power of Attorney duly registered at the Office of D.S.R.- II at Alipore, South 24 Parganas and recorded in Book No. IV, Volume No. 1602-2025, Being No. 1602.00452 for the year 2025.

AND WHEREAS with a view to develop the Schedule property and erect a Ground Plus Four Storied Building with Lift facility therein smoothly, as per the said Plan that had already been sanctioned by the Kolkata Municipal Corporation, the Owner 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 have earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owner and agreed to undertake the charge of such constructional work and/or development works of the land as described in the Schedule below.

Arjantra

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

ARTICLE - I

DEFINITIONS

OWNER : SRI TARUN KUMAR GANGULI (PAN AFVPG5328R) (AADHAAR No. 8609 3540 2017), son of Late Nabani Kumar Ganguli, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, shall mean his 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 it's successors in Office and assigns as the case may be.

SAID PROPERTY: Ground Plus Four Storied Building with Lift facility to be constructed on and upon the First Schedule land as per the said Plan vide No. 2025080071 dated 19.09.2025, that had already been sanctioned by the Kolkata Municipal Corporation along with common facilities, benefits, amenities at **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 (Four) Cottahs along with a Four Storied Building measuring more or less 1300 sq.ft. on each Floor and in aggregating measuring 5200 sq.ft. more or less standing thereon, all are marble flooring, lying and situated at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata

Municipal Corporation, Ward No. 84, A.D.S.R. Alipore, South 24 Parganas, being as described in the First Schedule below.

PROPOSED BUILDING MEANS: The proposed Ground Plus Four Storied Building with Lift facility to be constructed over the land as described in the 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, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, Lift, Lift Room, electric meter room and other facilities which will be provided by the Developer from time to time, the particulars of such common areas are more clearly written in **FOURTH SCHEDULE** hereunder.

BUILDING: shall means and include the new Ground Plus Four Storied Building with Lift facility consisting of spaces and/or flats/units, parking space, servant/caretaker/darwan's establishment and other structures to be constructed on the said property or on the part or portion thereof according to the said Plan that had already been sanctioned by the Kolkata Municipal Corporation after complete demolition of the existing building/structures.

UNITS: shall means and include the several flats, commercial establishments (if any), parking spaces etc. and other structures and saleable spaces in the building to be built and/or constructed in or upon the said property.

SUPER BUILT UP AREA: shall according to its context mean the plinth area of the flats/units in the building including the balconies and 50% of the open space if any adjacent to the said units/flats and also the thickness of the peripheral walls, internal walls and pillars and also the proportionate share or area in the common parts of the building provided that if any wall be common

between the two flats / units then $\frac{1}{2}$ of the area under such wall be included in each of such flats/units.

FLOOR AREA RATIO: shall means the maximum floor area ratio available for construction on the said property according to the prevalent Building Rules and Regulations, Laws and Bye Laws of the KMC and/or other statutory authorities.

ROOF: shall means and include the entire space thereof and/or top of the building excluding the space required for installation of overhead water tank, and staircase landing to the roof (and the Developer shall be entitled in future to raise further construction on said roof, if permitted by the KMC Authority and/or and other Authority concerned).

PROPORTIONATE: shall to the context herein means the following:-

- I. Where it refers to the respective share of the parties herein in the said property or common expenses, such proportionate share shall be the same as to the super built up area of all the flats/units in the building.
- II. Where it refers to share of any Municipal rates and/or taxes amongst the common expenses then such rates and/or taxes are being respectively levied i.e. in case the basis of any levy be area, rental, income or user then the same shall be shared on the basis of area, rents, income or user respectively of the respective flats/units.

SALEABLE SPACES: shall mean and include the space in the building available for individual use or occupation together with the undivided proportionate and impartable share of interest in the said property, as also in the common parts, portion and facilities, as defined herein above.

ENCUMBRANCES: shall means and include transfer, charges, lines lis pendenses, trust, claims, liabilities, demands, acquisitions and requisitions by government, public and/or statutory authorities.

ARCHITECT: shall mean any qualified person or persons or firm or firms or a limited company having the proper, requisite and valid license as building Architect/Licensed Buildings Surveyor from the Authority concerned, to be appointed and/or nominated by the Developer.

OWNER'S ALLOCATION:

- 1) The Landowner herein shall have to be allotted 60% of the Total F.A.R. i.e. the entire Second and Third Floor respectively in the forms of 2 (Two) Nos. of self-contained residential flats on both floors out of which 1 (One) No. of Flat being No. 2A on the entire Second Floor will be measuring 1284 sq.ft. more or less carpet area which is equivalent to 1584 more or less built up area which is equivalent to 1980 sq.ft. more or less super built up area and the Other Flat being No. 3A on the entire Third Floor will be measuring 1284 sq.ft. more or less carpet area which is equivalent to 1584 more or less built up area which is equivalent to 1980 sq.ft. more or less super built up area, 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 Landowner herein shall have to be allotted 2 (Two) Nos. of Car Parking Spaces being Nos. 3 and 4 and each measuring more or less 122 sq.ft. on the Ground Floor, both are on East side respectively of the proposed Ground Plus Four Storied Building with Lift facility together with common facilities and amenities of the said proposed Building.

DEVELOPER'S ALLOCATION: Shall mean the remaining built up area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that had already been sanctioned by the Kolkata Municipal Corporation Authority other than the Allocation of the Owner as specifically written above in "Owner's Allocation" along with undivided proportionate share of right and interest in Schedule land together with all common facilities, benefits, amenities, easements on 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 more or less 4 (Four) Cottahs along with a Four Storied Building measuring more or less 1300 sq.ft. on each Floor and in aggregating measuring 5200 sq.ft. more or less standing thereon, all are marble flooring, lying and situated at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 84, A.D.S.R. Alipore, 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 signing of this presents in respect of the proposed construction on the First Schedule land and the work shall be completed within **36 (Thirty Six) months** thereof always subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract.

ARTICLE - III**OWNER'S RIGHT AND REPRESENTATIONS**

The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area more or less 4 (Four) Cottahs along with a Four Storied Building measuring more or less 1300 sq.ft. on each Floor and in aggregating measuring 5200 sq.ft. more or less standing thereon, all are cemented flooring, lying and situated at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 84, A.D.S.R. Alipore, 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, lis pendence and charges. Moreover, the Landowner 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 pendence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

If any defect in Title shall be found or if anybody shall dispute the Title of the Landowner in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowner in respect of the said premises then and in that event, it shall be the responsibility of the Landowner to defend such suits, proceedings, or actions at his own costs and the Landowner hereby further agrees to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof. The Landowner has 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 and/ or Sanction plan.

Apart from the Owner's Allocation the Owner herein is entitled to get from the Developer as follows:-

1) Payment of Non-Refundable amount of Rs. 64,78,565/- (Rupees Sixty Four Lacs Seventy Eight Thousand Five Hundred and Sixty Five) only to be paid to the Landowner by the Developer as follows:-

a) Payment of Non- Refundable amount of Rs. 25,00,000/- (Rupees Twenty Five Lacs) only to be paid by the Developer to the Landowner herein at the time of signing of this presents.

b) Payment of balance Non- Refundable amount of Rs. 39,78,565/- (Rupees Thirty Nine Lacs Seventy Eight Thousand Five Hundred and Sixty Five) only to be paid by the Developer to the Landowner herein within 31st day of January, 2026.

2) Apart from the above payment Shifting Charges shall be paid by the Developer to the Landowner herein and the said Shifting Charges will be paid by the Developer to the Landowner herein after handing over of freehold property to Developer for construction of building property till such time the

Developer hands over complete share of Landowner's Allocation in fully habitable condition in the new construction. The total Shifting Charges to be borne by the Developer till handover of Owner's Allocation as mentioned herein above.

ARTICLE - IV

DEVELOPER'S RIGHT

The Landowner hereby grant right to the Developer to construct, erect and build the proposed Ground Plus Four Storied Building with Lift facility as per the said Plan that had already been sanctioned by the Kolkata Municipal Corporation.

ARTICLE - V

CONSTRUCTION

In consideration of the Landowner having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the said Plan that had already been sanctioned by the Kolkata Municipal Corporation, as may be required by the Developer, the Developer has agreed to provide the Owner's Allocation in full. The said Owner's Allocation along with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owner" 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 Landowner shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowner to pay and contribute any amount in the construction and completion of the building and/or the said Landowner's Allocation.

ARTICLE - VI
PROCEDURE

The Landowner shall grant to the Developer and/or his 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 his 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 only after complete handing over the possession and making over the said Owner's Allocation with his satisfaction with the possession letter and letter of acceptance and only after full compliance of other terms and conditions in this regard towards the owner herein. The Developer thereafter shall execute the necessary Deed of Sale (with proper intimation to the Landowner) as Constituted Attorney of the Owner in respect of the Developer's Allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowner 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 of that said sanctioned plan by the Architect, 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 Landowner shall not raise any objection or obstruction or method of construction and the Landowner 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.

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

All the 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 his own costs and the Landowner can not raise any objection for the same (Unless Developer uses inferior materials which are not as specified in the schedule). 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.

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

That the supervision of the construction of building will be undertaken by the Developer and the Landowner 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. The Landowner also shall have the right of liberty and authority to appoint one supervision to look after the construction work as per sanction plan since beginning of plinth area.

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's Allocation in the said premises and the Owner

shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowner shall grant a Development Power of Attorney to the Developer appointing him as his 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 Allocation 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 Landowner a copy of the said 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 Owner as and when required. No Adjustment on the Landowner's Allocation shall be allowed on any account whatsoever.

Land at the said premises approximately measuring 4 (Four) Cottahs 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 Landowner shall not allow any adjustment of Landowner's Allocation on such account.

ARTICLE - VII

POSSESSION AND CONSTRUCTION

It has been agreed between the Landowner and the Developer that the date of commencement of the building work shall be reckoned with immediate effect from the date of signing of this presents and all the work shall be completed within a maximum period of **32 (Thirty Two) months** thereof including the complete handing over the possession of the entire Owner's Allocation to Owner herein, compliance of which however shall always be the subject to the bonafide force majeure of circumstances beyond the control of the Developer.

The Developer shall on completion of new building, put the Landowner in possession of the Owner's 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 before handing over the possession of any intending Purchaser/s from the Developer's Allocation.

That the Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation or portion thereof at the sole discretion of the Owner. 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 only after possession is made over to the Owner of the Owner's allocated portion constructed by the Developer. The construction of the Owner's Allocation shall be done by the Developer for and on behalf of and on account of the Owner and the Developer shall only be acting as Developer on behalf of the Owner.

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 Landowner 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 Owner shall have not liability in this context.

ARTICLE - VIII**BUILDING**

The Developer shall be authorized in the name of the Owner in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other building materials allocable to the owner 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 Owner 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 Owner construct and complete the said building and various units/flats and/or apartments thereto and/or modification shall be made in the Landowner's Allocation with the consent of the Landowner in writing.

ARTICLE -IX**NOTICE OF POSSESSION & PAYMENT OF TAXES**

1. After completion of the work as per the said sanctioned Plan, the Developer shall issue a letter to the Landowner at his address before the delivery of possession. On receipt of the said letter, the Landowner shall first take possession of the Owner's Allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owner 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 Owner's Allocation to the Owner.

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 Owner's Allocation, the Owner 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 Landowner 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 Landowner 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 Owner 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

OWNER'S INDEMNITY

1. The Landowner hereby agrees 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.
2. In the event of the death, absconding of the landowner herein and/or the said ownership over the said land of the said owner ceases due the operation of law prior to completion of the said construction/development work of the said property which might not effecting the said construction/development work of the said property then the developer herein shall be under obligation to

complete the said construction/development work within the period specified herein and to hand over, make over the possession of the Owner's Allocation to the surviving legal heirs and successors of the said landowner whether jointly or individually and also under obligation to fulfill other terms and condition as specified herein.

3. That under no circumstance the developer is entitled to take any type of mortgage loan from any bank or financial institute upon the said property or any part or portion thereof for the purpose of the development of the said property and if does so then instant Agreement shall deemed to have been cancelled with immediate effect from the date knowledge of the Landowner or his legal heirs and successors and the developer shall be then liable to be prosecuted.

4. That in the event of the death, absconding of the developer herein and/or due to effect of any legal proceedings against the said developer which might effect the said construction work and for that reason if the said development work could not be completed within the time stipulated herein then the landowner or his legal heirs and successors shall be at liberty to cancel the instant agreement and to enter with any other developer in any other JVDA in respect of the said property in order to complete the unfinished development works and shall be also at liberty to take legal action against the said developer or upon his legal heir, successor, agent, assignee, representative etc. for recovery of compensation. The Landowner shall have no liability or responsibility to the earnest money or full consideration which may be accepted by the Developer from the Purchaser in respect of his allocated portion.

5. Land of the said building shall always be in the ownership of landowner herein or in case of his absence his surviving legal heirs and successors and no part of the building shall be constructed beyond sanction plan.

ARTICLE -XII
DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowner 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 Landowner 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, Car Parking Spaces and other Spaces, which will be constructed as per the said Plan that had already been sanctioned by the Kolkata Municipal Corporation.
- 3) **'THE UNIT'** shall mean the Flats and the Car Parking Spaces and Other Spaces in the building including all fittings and fixtures therein and or thereto.
- 4) **'THE BUILT UP AREA'** shall according to its context means the plinth area of the Flat including the bathrooms and balconies and also thickness of internal walls, pillars and outer walls (but 50% of such internal walls, which are common between two flats) together with the proportionate area of the staircase & staircase landing of the floor on which the said flat is located in the building or all the flats of the building together with total staircase & staircase landing area of the building as the context permits.
- 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 Owner's and the intending Purchasers' share in the land and the common areas and faculties 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 Owner herein.
- 10) **'THE PLAN'** shall mean the said Plan that had already been sanctioned by the Kolkata Municipal Corporation vide Plan Sanction No. 2025080071 dated 19.09.2025, for the building at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 84, A.D.S.R. Alipore, South 24 Parganas, in the name of the OWNER 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.

12) **'WORDS'** importing singular shall include plural vice versa and the words importing masculine gender shall mean and include feminine and vice versa and similarly words importing neuter gender shall include masculine and feminine genders.

ARTICLE -XIV

MISCELLANEOUS

1. The Landowner 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 Owner and various applications and other documents may be required to be signed or made by the Owner which specified provision may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and the Owner 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 Owner 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 Owner 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 Owner 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 Owner's 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 Owner.
6. The intending Purchasers, Flat Owners, Developer/s and the Landowner 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.
7. There shall be no deviation of the construction of the proposed Building in respect of the Kolkata Municipal Corporation Authority's Certified Plan as sanctioned by the Kolkata Municipal Corporation.
8. There can be no permanent Car Parking Spaces to be allotted to potential Purchaser/s in Open or Covered Area except as sanctioned in numbers and location by the Kolkata Municipal Corporation in their Sanctioned Plan.
9. 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 Landowner 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 more or less 4 (Four) Cottahs along with a Four Storied Building measuring more or less 1300 sq.ft. on each Floor and in aggregating measuring 5200 sq.ft. more or less standing thereon, all are **cemented flooring**, lying and situated at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, **at Zone- Basusree Cinema to Sarat Bose Road (Premises Nos. 1 to 18/2, 107 to rest)**, within the limits of the Kolkata Municipal Corporation, Ward No. 84 vide Assessee No. 11-084-11-0138-8, A.D.S.R. Alipore, South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By Property of Amar Nath Bose (Premises No.

114, Monohor Pukur Road);

ON THE SOUTH : By Property of J.C. Bose (Premises No. 114,
Monohor Pukur Road);

ON THE EAST : By 30'- 00" wide K.M.C. Road;

ON THE WEST : By Municipal Drain;

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

(A)

1) The Landowner herein shall have to be allotted 60% of the Total F.A.R. i.e. the entire Second and Third Floor respectively in the forms of 2 (Two) Nos. of self- contained residential flats on both floors out of which 1 (One) No. of Flat being No. 2A on the entire Second Floor will be measuring 1284 sq.ft. more or less carpet area which is equivalent to 1584 more or less built up area which is equivalent to 1980 sq.ft. more or less super built up area and the Other Flat being No. 3A on the entire Third Floor will be measuring 1284 sq.ft. more or less carpet area which is equivalent to 1584 more or less built up area which is equivalent to 1980 sq.ft. more or less super built up area, 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 Landowner herein shall have to be allotted 2 (Two) Nos. of Car Parking Spaces being Nos. 3 and 4 and each measuring more or less 122 sq.ft. on the Ground Floor, both are on East side respectively of the proposed Ground Plus Four Storied Building with Lift facility together with common facilities and amenities of the said proposed Building.

PAYMENT

(B)

1) Payment of Non-Refundable amount of Rs. 64,78,565/- (Rupees Sixty Four Lacs Seventy Eight Thousand Five Hundred and Sixty Five) only to be paid to the Landowner by the Developer as follows:-

a) Payment of Non- Refundable amount of Rs. 25,00,000/- (Rupees Twenty Five Lacs) only to be paid by the Developer to the Landowner herein at the time of signing of this presents.

b) Payment of balance Non- Refundable amount of Rs. 39,78,565/- (Rupees Thirty Nine Lacs Seventy Eight Thousand Five Hundred and Sixty Five) only to be paid by the Developer to the Landowner herein within 31st day of January, 2026.

2) Apart from the above payment Shifting Charges shall be paid by the Developer to the Landowner herein and the said Shifting Charges will be paid by the Developer to the Landowner herein after handing over of freehold property to Developer for construction of building property till such time the

Developer hands over complete share of Landowner's Allocation in fully habitable condition in the new construction. The total Shifting Charges to be borne by the Developer till handover of Owner's Allocation as mentioned herein above.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the remaining built up area in the proposed Ground Plus Four Storied Building with Lift facility as per Building Plan that had already been sanctioned by the Kolkata Municipal Corporation Authority other than the Allocation of the Owner as specifically written above in "Owner's Allocation" along with undivided proportionate share of right and interest in Schedule land together with all common facilities, benefits, amenities, easements on 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 more or less 4 (Four) Cottahs along with a Four Storied Building measuring more or less 1300 sq.ft. on each Floor and in aggregating measuring 5200 sq.ft. more or less standing thereon, all are cemented flooring, lying and situated at Municipal Premises No. 114/1, Satyendra Nath Majumder Sarani, P.O. Kalighat, P.S. Tollygunge, Kolkata-700026, District- South 24 Parganas and Mailing Address 114/1, Monohor Pukur Road, P.O. Kalighat, P.S. Tollygunge, Kolkata- 700026, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 84, A.D.S.R. Alipore, 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, 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, Lift, Lift Room, 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 and switches fixed in the common areas.
- i. Ultimate roof of the Building.

THE FIFTH SCHEDULE

(SPECIFICATION OF CONSTRUCTION)

A. CONTRETE 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 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 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. Three coats of white washing to the interior surface of the staircase, landing garage etc.
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 black stone 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/Marbles.

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.

K. LIFT:

A four passenger Lift of reputed make. (Indicate size of the lift)

EXTRA WORK:- All the expenses regarding extra work will be borne by the Landowner and the Cost for installation of the Electric Meter will be borne by the Landowner and that said amount will be payable by the Landowner 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.

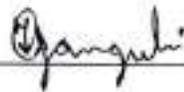
SIGNED & DELIVERED

By the **LANDOWNER**

In presence of:

1. Manish Adhikary
31, M. J. D. Road
Belur, K-6

2. Malayal,
Bengal
K-141



SIGNATURE OF THE LANDOWNER

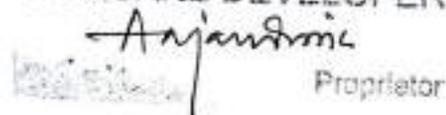
SIGNED, SEALED & DELIVERED

By the **BUILDER/DEVELOPER**

in presence of:

1. Manish Adhikary
31, M. J. D. Road
Belur, K-6

E SQUARE DEVELOPER


Proprietor

**SIGNATURE OF THE
BUILDER/DEVELOPER**

2. Malayal,
Bengal
K-141

Drafted and Prepared by me:

Avishek Guha

AVISHEK GUHA

ADVOCATE

HIGH COURT, CALCUTTA

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Saranianna Road,
Panerri, Calcutta - 700060
Enrollment No. WB/206/2011

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned Non- Refundable amount of Rs. 25,00,000/- (Rupees Twenty Five Lacs) only, towards the advance money and/or part payment out of the total consideration of Non- Refundable amount of Rs. 64,78,565/- (Rupees Sixty Four Lacs Seventy Eight Thousand Five Hundred and Sixty Five) only, as per the Memo below:-

MEMO:-

Paid by Cheque No. 360225 dated 10.12.2025,

drawn on Axis Bank Ltd., Manton Branch.

Rs. 25,00,000/-

Total

Rs. 25,00,000/-

(RUPEES TWENTY FIVE LACS) ONLY

SIGNED AND DELIVERED

In Presence:

1. *Manish Adhikari*
31, K. S. D. Road
Bela, K. S. D.

2. *Malayal*
Beypat
Kd-141

Ganguli

SIGNATURE OF THE LANDOWNER



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



192025260374494928

GRN Details

GRN:	192025260374494928	Payment Mode:	SBI Epay
GRN Date:	04/12/2025 21:28:20	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6832642761425	BRN Date:	04/12/2025 21:29:08
Gateway Ref ID:	IGATOHTQIO	Method:	State Bank of India NB
GRIPS Payment ID:	041220252037449491	Payment Init. Date:	04/12/2025 21:28:20
Payment Status:	Successful	Payment Ref. No:	2003218955/1/2025

[Query No*/Query Year]

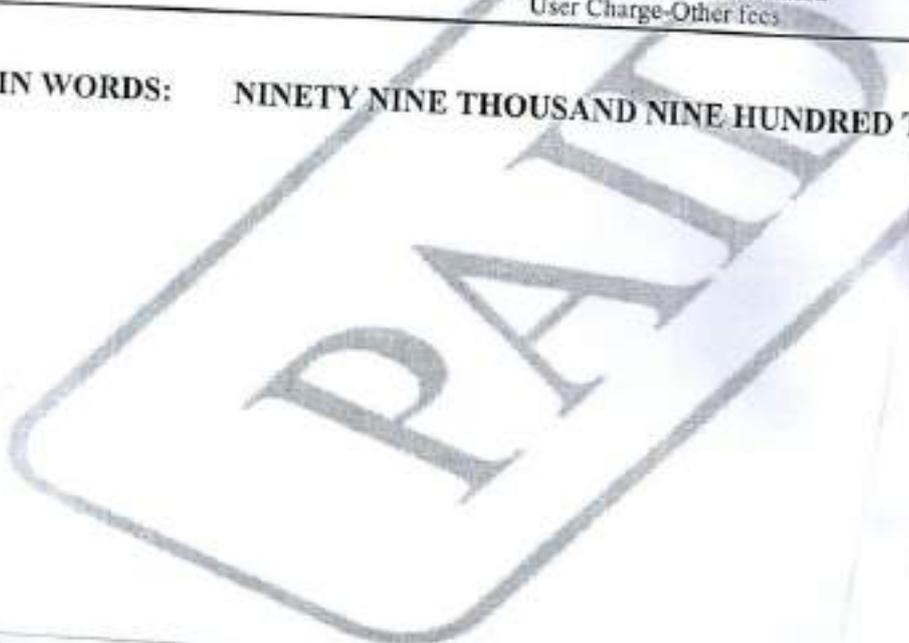
Depositor Details

Depositor's Name: Mr AVISHEK GUHA
 Address: HIGH COURT, CALCUTTA
 Mobile: 9831225973
 EMail: guha_avishek@yahoo.com
 Period From (dd/mm/yyyy): 04/12/2025
 Period To (dd/mm/yyyy): 04/12/2025
 Payment Ref ID: 2003218955/1/2025
 Dept Ref ID/DRN: 2003218955/1/2025

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2003218955/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	74021
2	2003218955/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	25600
3	2003218955/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	99921

IN WORDS: NINETY NINE THOUSAND NINE HUNDRED TENTY ONE ONLY.



finger

Thumb

1st finger

middle finger

ring finger

small



left hand					
right hand					

Name. SRI ANJAN DUTTA

Signature

Anjan Dutta



left hand					
right hand					

Name. SRI TARUN KUMAR GANGULI

Signature

Tarun Kumar Ganguli

Major Information of the Deed

Deed No :	I-1602-17325/2025	Date of Registration	10/12/2025
Query No / Year	1602-2003218955/2025	Office where deed is registered	
Query Date	29/11/2025 2:24:05 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9631225973, 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 : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 3,53,99,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 25,632/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

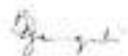
District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyendra Nath Majumder Sarani, Road Zone : (Basusree Cinema – Sarat Bose Road (Premises Nos. 1 to 18/2, 107 to rest)) , , Premises No: 114/1, , Ward No: 084 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha	9,00,000/-	3,14,99,998/-	Width of Approach Road: 30 Ft.
Grand Total :				6.6Dec	9,00,000 /-	314,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5200 Sq Ft.	3,00,000/-	39,00,000/-	Structure Type: Structure, Status of Completion : Completed
<p>Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5200 sq ft	3,00,000 /-	39,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TARUN KUMAR GANGULI Son of Late Nabani Kumar Ganguli Executed by: Self, Date of Execution: 10/12/2025 , Admitted by: Self, Date of Admission: 10/12/2025 ,Place : Office	 <small>10/12/2025</small>	 Captured <small>LTI 10/12/2025</small>	 <small>10/12/2025</small>
114/1, Monohor Pukur Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AFxxxxxx8R, Aadhaar No: 86xxxxxxxx2017, Status :Individual, Executed by: Self, Date of Execution: 10/12/2025 , Admitted by: Self, Date of Admission: 10/12/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	E SQUARE DEVELOPER 2/2, SIDDHINATH 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	Name	Photo	Finger Print	Signature
	Mr ANJAN DUTTA (Presentant) Son of Late Ashim Kumar Dutta Date of Execution - 10/12/2025, , Admitted by: Self, Date of Admission: 10/12/2025, Place of Admission of Execution: Office	 <small>Dec 10 2025 2:29PM</small>	 Captured <small>LTI 10/12/2025</small>	 <small>10/12/2025</small>
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)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MANISH ADHIKARY Son of Mr BARINDRA KUMAR ADHIKARY 31, Maharani Indra Devi Road, City:- Not Specified, P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060		 Captured	
	10/12/2025	10/12/2025	10/12/2025

Identifier Of Mr TARUN KUMAR GANGULI, Mr ANJAN DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR GANGULI	E SQUARE DEVELOPER-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR GANGULI	E SQUARE DEVELOPER-5200.00000000 Sq Ft

Endorsement For Deed Number : I - 160217325 / 2025

On 10-12-2025

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 13:24 hrs on 10-12-2025, 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 3,53,99,998/-

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

Execution is admitted on 10/12/2025 by Mr TARUN KUMAR GANGULI, Son of Late Nabani Kumar Ganguli, 114/1, Monohor Pukur Road, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indotified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indra 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 10-12-2025 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2, SIDDHINATH CHATTERJEE ROAD, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034

Indotified by Mr MANISH ADHIKARY, , Son of Mr BARINDRA KUMAR ADHIKARY, 31, Road: Maharani Indra 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 25,632.00/- (B = Rs 25,000.00/- ,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 25,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2025 9:29PM with Govt. Ref. No: 192025260374494928 on 04-12-2025, Amount Rs: 25,600/-, Bank: SBI EPay (SBIEPay), Ref. No. 6832642761425 on 04-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 74,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 837346, 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 04/12/2025 9:29PM with Govt. Ref. No: 192025260374494928 on 04-12-2025, Amount Rs: 74,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 6832642761425 on 04-12-2025, 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

