

15619/2025

14988/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
16/10

A.R.A.
IV

AT 981722

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3577 6959/
Additional Registrar of
Assurances-IV, Kolkata

Certified that the Document is admitted
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part this Document.

Additional Registrar of
Assurances-IV, Kolkata

11 6 OCT 2025

THE SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made and executed on
this 16th day of October, 2025 (Two Thousand and Twenty Five),

BETWEEN

428 তার 15.10.25

মোকাম - জয়নগর এ.ডি.এস.আর. অফিস

জেলা - দক্ষিণ ২৪ পরগণা

অধিদায়

সাক্ষি

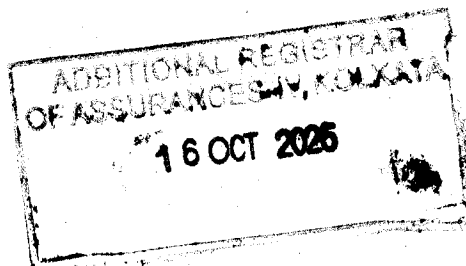
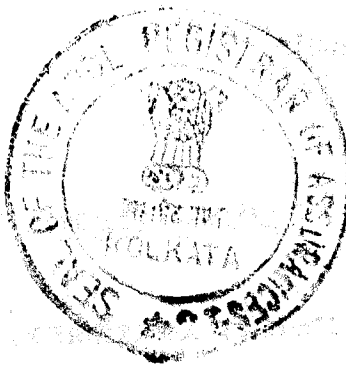
মুদ্রা

ভেদার

স্বাক্ষর

Adv. Parama Seng
High Court Kol.

10/10/25



(1) **SRI. BIMAN KUMAR GHOSH**, (Pan: **ADXPG0846N**, **AADHAR NO. 636957288282**), (2) **SRI. BIRENDRA KUMAR GHOSH**, (Pan: **ADWPG6518Q**, **AADHAR NO. 572421267460**), both sons of Late Satyacharan Ghosh, (3) **SRI. SUMIT KUMAR GHOSH**, (Pan : **AUQPG6879H**, **AADHAR NO. 499622499391**), son of Late Baidya Nath Ghosh, all by religion Hindu, nationality Indian and all residing at Premises No. 74, Girish Park (North), P.S. - Girish Park, P.O.- Beadon Street, Kolkata - 700006, (4) **SMT. LATIKA GHOSH**, (Pan : **BDLPG2246M**, **AADHAR NO. 526487733142**), wife of Sri. Sunil Ghosh, religion Hindu, nationality Indian, residing at Shankarhati, P.O. Munsirhut, P.S. J.B.Pur, District Howrah, Pin - 711410, (5) **SRI. RAJIB GHOSH** (Pan : **AKTPG3967B**, **AADHAR NO. 947154835284**), son of Late Kalipada Ghosh, by religion Hindu, nationality Indian and residing at Shankarhati, P.S. - J.B.Pur, P.O.- Munsirhat, Pin - 711410, District - Howrah and (6) **SMT. SUMANA GHOSH**, (Pan : **BVGPG2790F**, **AADHAR NO. 6195 0060 9953**), wife of Sri. Shyamapada Ghosh, religion Hindu, nationality Indian and residing at 37/1, South Road, Santoshpur, P.S - Survey Park, P.O - Santoshpur, Kolkata - 700075, hereinafter collectively referred to as "**THE OWNERS**" (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the

FIRST PART

AND

M/s. CASITA REAL ESTATE LLP, (PAN No. **AAJFC3382L**), a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, and as amended from time to time, and having its registered Office at Premises No. 175/J, Manicktala Main Road, Kolkata - 700054, P.S. - Phool Bagan, P.O. - Kankurgachi, represented by one of its designated partners namely **SRI. ANINDYA SENGUPTA**, (designated partner), and having (PAN: **AJBPS2886C** AND **AADHAR CARD NO. 881157665565**) son of Late Arun Kanti Sengupta, faith Hindu, by occupation- Business, by Nationality Indian, and residing at 175/J, Manicktala Main Road, P.S. Phool bagan, P.O. Kankurgachi, Kolkata - 700 054, hereinafter referred to as "**THE FIRST DEVELOPER**" (which term shall, unless repugnant to the context or meaning thereof, include its partners, successors, legal representatives, administrators, and permitted assigns) of the **SECOND PART**.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

AND

M/S SARMITA DEVELOPERS LLP, (PAN-AEMFS4749C), a partnership firm is incorporated under Section 12(1) of The Limited Liability Partnership Act.- 2008 having its registered office at Village & P.O. - Latibpur, P.S. Uluberia, Dist. Howrah, , represented by one of its designated partners namely **MR. SUMANTA CHANDRA (AADHAAR NO: 8136 6391 2746, PAN: ADMPC4109P)**, s/o Late Rabindra Nath Chandra, by faith hindu, by occupation business and residing at Village & P.O. Latibpur, P.S. Uluberia, Dist. Howrah, Pin 711316, hereinafter referred to as **"THE SECOND DEVELOPER/NEWLY ADDED DEVELOPER"** (which term shall, unless repugnant to the context or meaning thereof, include its partners, successors, legal representatives, administrators, and permitted assigns) of the **THIRD PART**.

WHEREAS by virtue of a REGISTERED DEVELOPMENT AGREEMENT DATED 2022/07/18, Registered in Book -I, Volume number 1904-2022, Page from 744385 to 744452 being No 1904-10498 for the year 2022 REGISTERED BEFORE ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA West Bengal (hereinafter referred as **"Principal Development Agreement"**) the Owners No. 1 to 6 entrusted the First Developer/Builder therein to develop their joint property as specifically mentioned in the SCHEDULE therein (as **"said Premises"**) of the said Principal Development Agreement,

AND WHEREAS the present landowners intended their names to be mutated in the records of the Kolkata Municipal corporation having Assessee nos. 110321100284 and Assessee nos. 110321100296 and subsequently to be amalgamated for the purpose of development of the said premises in its entirety.

AND WHEREAS the said premises was amalgamated and being numbered as Premises No. 68, Satin Sen Sarani. Kolkata - 700054 having Assessee nos. 110321100296, (hereinafter referred to as the **"said amalgamated new premises"**), morefully mentioned in the schedule hereunder written.

AND WHEREAS after the execution of the above Development agreement (Principal



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

16 OCT 2025

Development Agreement), when the First Developer was involved in the next plan to execute the project, the First Developer came up with a proposal to the Landowners to associate another Developer (Second Developer herein) with this project to complete the proposed multi-storied building at the said amalgamated new premises smoothly with additional fixed secure investment fund to be received from Second Developer, with and the technology they use in a beautifully planned manner, having excellent reputation, credibility in the real estate market and has already completed many projects with the help of new technologies and methods, which have achieved incredible success;

AND WHEREAS considering this proposal, the Landowners inquired about the previous experience of the newly introduced Developer/Second Developer, skill of their work, after completion survey, skills of labours and their market reputation etc. and the landowners having satisfied have jointly agreed to include the Second Developer herein, as the newly introduced Developer of the proposed project ;

AND WHEREAS all the parties to this Agreement have agreed to execute and sign the present Supplementary Development Agreement subsequent to the Principal Development Agreement through mutual understanding and negotiations, and by adding certain new terms and conditions and & altering some of them, thus the Parties herein intend to complete the proposed project by considering the supplementary Agreement as a part of the Principal Development Agreement;

AND WHEREAS the First Developer and the Second Developer herein have initiated to work as a joint developer and have reached a decision through mutual negotiations and all parties herein have agreed with and are bound to abide by the following terms:

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSTH AS FOLLOWS:

1. It is hereby mutually agreed and declared by and between the Land Owners and the both the Developers as follows:



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

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



192025260305223888

Payment Details

GRN:	192025260305223888	Payment Mode:	SBI Epay
GRN Date:	15/10/2025 13:43:13	Bank/Gateway:	SBIPay Payment Gateway
BRN :	2418292998055	BRN Date:	15/10/2025 13:43:33
Gateway Ref ID:	252885579844	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	151020252030522387	Payment Init. Date:	15/10/2025 13:43:13
Payment Status:	Successful	Payment Ref. No:	2002829935/5/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms PAROMA SENGUPTA
Address:	CALCUTTA HIGH COURT
Mobile:	8910075121
Period From (dd/mm/yyyy):	15/10/2025
Period To (dd/mm/yyyy):	15/10/2025
Payment Ref ID:	2002829935/5/2025
Dept Ref ID/DRN:	2002829935/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002829935/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2002829935/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	5600
3	2002829935/5/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total

80821

IN WORDS: EIGHTY THOUSAND EIGHT HUNDRED TWENTY ONE ONLY.



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

- 1.1. OWNERS' ALLOCATION:** (On completion of proposed new building as per plan to be sanctioned) shall mean 50% of the total built-up area of the new building including the common facilities, shall absolutely belong to the Owners herein.
- 1.2. Covenants relating to Tenants :** Tenants shall be a part and parcel of the Owners' Allocation. It has already mentioned in the principal development agreement dated 18th July, 2022, that the rehabilitation of the tenants shall be made out from the Owners' Allocation and the arrangement of the shifting of the existing tenants shall be undertaken by the Developers herein jointly.
- 1.3. DEVELOPER'S ALLOCATION:** (On completion of proposed new building as per plan to be sanctioned) shall mean the remaining portion i.e. 50% of the total built-up area of the new building including the common facilities shall absolutely belong to the Developer herein after providing for the Owners' Allocation as aforesaid.

The sequence of floors agreed upon by all the parties herein are as follows :

OWNERS' ALLOCATION OF THE PROPOSED MULTI-STORIED (G+IV) BUILDING (50% OF TOTAL BUILT UP AREA)	
1. Entire Second Floor (excluding common service area, viz. lobby, stair & Lift area)	OWNERS' ALLOCATION
2. Entire Third Floor (excluding common service area, viz. lobby, stair & Lift area)	OWNERS' ALLOCATION
3. 50% built-up area on the Ground Floor From North Eastern Portion (excluding common service area, viz. common utility, stair & Lift area)	OWNERS' ALLOCATION
together with proportionate share & interest of land at the said amalgamated new premises underneath the proposed G+IV storied building including all the common facilities and amenities	



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2026

DEVELOPERS' ALLOCATION OF THE PROPOSED MULTI-STORIED (G+IV) BUILDING (50% OF TOTAL BUILT UP AREA)	
1. Entire First Floor (excluding common service area, viz. lobby, stair & Lift area)	DEVELOPERS' ALLOCATION
2. Entire Fourth Floor (excluding common service area, viz. lobby, stair & Lift area)	DEVELOPERS' ALLOCATION
3. 50% built-up area on the Ground Floor From South Western Portion facing the main road i.e. Satin Sen Sarani.	DEVELOPERS' ALLOCATION
Together with proportionate share & interest of land at the said amalgamated new premises underneath the proposed (G+IV) storied building including all the common facilities and amenities.	

2. It is further agreed and understood by and between the parties of the second part and that of the third part that the total built-up area of the Developers' allocation (comprising of the First Developer and the Second Developer) of the proposed (G+IV) multi-storied building shall be shared in the ration of 75:25 between First Developer (wherein 75% belongs to the First Developer and 25% belongs to the Second Developer) and Second Developer respectively of including the common area, portions, amenities and facilities;
3. It is also understood between the parties hereto that the landowners can jointly and severally alienate Owners' allocation of the proposed (G+IV) building to any third parties or may hold their possession thereof AND likewise the Developers shall jointly alienate the Developers' allocation, at their own will and shall receive the booking amount/s from the intending allottees by issuing Allotment Letters and shall execute and register Agreement for Sale to that effect and Conveyance on receiving final payment of the flats/units/garage/shops/commercial space sold and further it is likely to mention that all such instruments shall be executed jointly by the both Developers and or by their respective authorised signatories/representatives but the Developers shall have no right to deal with Owner's allocation in any way;



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

4. That once the proposed (G+IV) multi-storied building is fully habitable and complete, a memorandum of understanding will be executed and duly stamped in between both developers and the landowners of this Supplementary Development Agreement;

12.1. It is further agreed between the parties that should the developers manage to obtain permissions from the concerned planning authorities to construct further floors on the top roof of the new building, in that event the ration shared between the Owners and the Developers shall be 35: 65 of the constructed area in the building complex, wherein Owners shall receive 35% of the total built-up area and the developer shall receive 65% of the total built-up area.

5. **RERA REGISTRATION IS MANDATORY FOR THE PROJECT:**

- I) The project must be registered under RERA of West Bengal, involving and naming both the Developers herein, and all applications, affidavits, Declarations and undertakings for registration of RERA shall be signed by the both Developers herein, cost of registration, renewal, and compliance filing shall be borne as per by both Developers;
- II) That the sale consideration taken from the intending allottee/s for the proposed project shall be deposited in the RERA Escrow account and the fund shall be withdrawn and or deposited through the signatures of the both Developers and for all financial transactions with the said RERA account (to be opened for this project) signatures of both Developers are mandatory.
- III) The second developer is obligated to abide by the terms and conditions of the Principal Development Agreement dated 18th July, 2022 along with the First Developer, just like the First Developer complied with the terms and conditions and covenants as made out in the Principal Development Agreement.



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

- IV) That all terms and conditions of the Principal Development Agreement dated 18th July, 2022 shall remain unchanged and unaltered, except the new addition of the Second Developer and the distribution of allocations amongst the parties herein and all other newly added terms and conditions which has been incorporated in these presents, and this supplementary development Agreement shall be treated as a part and parcel of the said above Principal Development Agreement dated 18th July, 2022.
- V) It is pertinent to mention here that in order to avoid confusion, the Landowners have mutually decided to cancel the Development Power of Attorney dated 30th June, 2022, granted to the First Developer followed by the Principal Development Agreement and shall execute and register a new Development Power of Attorney in favour of the First Developer and the Second Developer jointly with regard to the said amalgamated new premises.

THE SCHEDULE ABOVE REFERRED TO :

(Said Amalgamated Premises)

ALL THAT piece and parcel of land measuring an area of 6 Cottahs 1 chittacks 12sq.ft, togetherwith tiledshed tenanted structure measuring an area about 2521 sq.ft. more or less, situate and lying at Premises No. 68, Satin Sen Sarani, (formally known as Maniktala Main Road), P.O. Kankurgachi, P.S. Maniktala, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R Sealdah, which is butted and bounded in the manner as follows :

ON THE NORTH	:	By Premises no. 69, Maniktala Main Road;
ON THE SOUTH	:	By Maniktala main Road;
ON THE EAST	:	By common passage (12ft);
ON THE WEST	:	By Premises No. 66, Satin Sen Sarani (old Maniktala Main Road);

Biswadev K. Roy - 72111



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2026

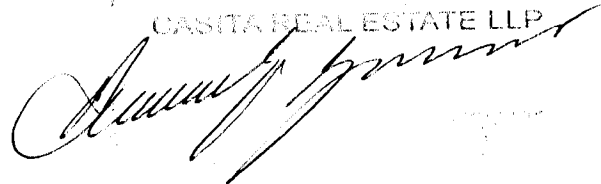
IN WITNESS WHERE OF the Owners No. 1 to 6 and the First Developer & Second Developer herein have hereby set and subscribed their seal & hands on this Deed on the day, month and year mentioned above ;

WITNESSES:-

1. Souryadeep Ghosh
S/o Birendra K. Ghosh
74, Green Park North, Kol-6
2. Paroma Sengupta, Adv
Calcutta High Court

- Boman Kumar Ghosh
- Brinda K. Ghosh
- Junit Kumar Ghosh
- Ratika Ghosh
- Rajib Ghosh
- Sumana Ghosh

Signature of the OWNERS

CASITA REAL ESTATE LLP


Signature of the FIRST DEVELOPER

SARMITA DEVELOPERS LLP



Partner

Drafted by as per
the instruction of
parties.

Paroma Sengupta,
Advocate
Calcutta High Court
D/2091/2010.

Signature of the SECOND DEVELOPER



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

RECEIVED of and from the within
named DEVELOPER the within
 mentioned sum of Rs.5,00,000/-
 (Rupees Five Lacs only) being the Second (Refundable)
 Installment of deposit payable under
 these presents as per Memo below :-

MEMO OF CONSIDERATION

Sri. Biman Kumar Ghosh - By Cheque No. 559648 dated 14.10.2025 From IDBI Bank (kankurgachi Brach)	Rs.97,222/-
Sri. Birendra Kumar Ghosh - By Cheque No. 559649 dated 14.10.2025 From IDBI Bank (kankurgachi Brach)	Rs.97,222/-
Smt. Latika Ghosh - By Cheque No. 559650 dated 14.10.2025 From IDBI Bank (kankurgachi Brach)	Rs.97,222/-
Sri. Sumit Kumar Ghosh - By Cheque No. 559651 dated 14.10.2025 From IDBI Bank (kankurgachi Brach)	Rs.97,222/-
Sri. Rajib Ghosh - By Cheque No. 559652 dated 14.10.2025 From IDBI Bank (kankurgachi Brach)	Rs.55,556/-
Smt. Sumana Ghosh - By Cheque No. 559653 dated 14.10.2025 From IDBI Bank (kankurgachi Brach)	Rs.55,556/-

Total

Rs. 5,00,000/-

(RUPEES FIVE LACS ONLY)

Witnesses

1. *Suryadeep Ghosh*
s/o *Birendra Kumar Ghosh*
74, Girish Park North, Kol-6
2. *Panoma Seagraple, Adv*
Calcutta High Court
Kolkata -700001.

- *Biman Kumar Ghosh*
 - *Birendra K. Ghosh*
 - *Sumit Kumar Ghosh*
 - *Latika Ghosh*
 - *Rajib Ghosh*
 - *Sumana Ghosh*



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

FORM FOR TEN FINGERPRINTS



Buman Kumar Ghosh



Bisendra Prasad Thakur



Sumand Ghosh

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little
Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little
Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

FORM FOR TEN FINGERPRINTS



Sant Kumar Ghosh,

Little	Ring	Middle (left)	Fore hand)	Thumb

Thumb	Fore	Middle (right)	Ring hand)	Little
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Lati Ka Ghosh-

Little	Ring	Middle (left)	Fore hand)	Thumb

Thumb	Fore	Middle (right)	Ring hand)	Little
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Rajib Ghosh

Little	Ring	Middle (left)	Fore hand)	Thumb

Thumb	Fore	Middle (right)	Ring hand)	Little
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

TEN FORM FOR TEN FINGERPRINTS

of the executants and
 of the executants



1

John

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little



2

Shunji Guma

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little

3

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little

4

Little	Ring	Middle (left)	Fore hand)	Thumb
Thumb	Fore	Middle (right)	Ring hand)	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
16 OCT 2025

Major Information of the Deed

	I-1904-14988/2025	Date of Registration	16/10/2025
	1904-2002829935/2025	Office where deed is registered	
	14/10/2025 12:20:59 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Paroma Sengupta Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910075121, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,50,36,959/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 5,684/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satin Sen Sarani, Road Zone : (Kankurgachi More (Ward-32) -- E.M. Bye Pass Off Road (Ward-32)) , , Premises No: 68, , Ward No: 032 Pin Code : 700054

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	6 Katha 1 Chatak 12 Sq Ft	1/-	3,46,51,246/-	Width of Approach Road: 12 Ft.,
Grand Total :				10.0306Dec	1 /-	346,51,246 /-	

Structure Details :

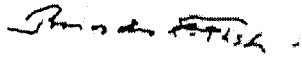
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	2521 Sq Ft.	1/-	3,85,713/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2521 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		0 sq ft	1 /-	3,85,713 /-	

Details :

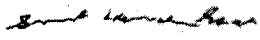
Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr BIMAN KUMAR GHOSH Son of Late SATYA CHARAN GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured	
16/10/2025	16/10/2025	LTI	16/10/2025

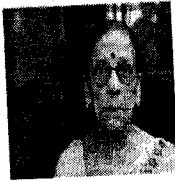
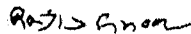
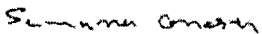
74 GIRISH PARK NORTH, City:- Kolkata, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ADxxxxxx6N, Aadhaar No: 63xxxxxxxx8282, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BIRENDRA KUMAR GHOSH Son of Late SATYA CHARAN GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured	
16/10/2025	16/10/2025	LTI	16/10/2025

74 GIRISH PARK NORTH, City:- Kolkata, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ADxxxxxx8Q, Aadhaar No: 57xxxxxxxx7460, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SUMIT KUMAR GHOSH Son of Late BAIDYA NATH GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office		 Captured	
16/10/2025	16/10/2025	LTI	16/10/2025

74 GIRISH PARK NORTH, City:- Kolkata, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AUxxxxxx9H, Aadhaar No: 49xxxxxxxx9391, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office

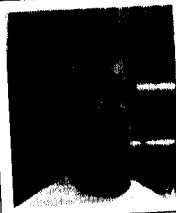
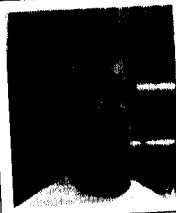
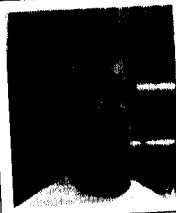
Name	Photo	Finger Print	Signature
LATIKA GHOSH Wife of Mr SUNIL GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office	 16/10/2025	 Captured LTI 16/10/2025	 16/10/2025
SHANKARHATI, City:- Howrah, P.O:- MUNSIRHAT, P.S:-JAGATBALLABHPUR, District:-Howrah, West Bengal, India, PIN:- 711410 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: BDxxxxxx6M, Aadhaar No: 52xxxxxxx3142, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr RAJIB GHOSH Son of Late KALIPADA GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office	 16/10/2025	 Captured LTI 16/10/2025	 16/10/2025
SHAKARHATI, City:- Howrah, P.O:- MUNSIRHAT, P.S:-JAGATBALLABHPUR, District:-Howrah, West Bengal, India, PIN:- 711410 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: AKxxxxxx7B, Aadhaar No: 94xxxxxxx5284, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs SUMANA GHOSH Wife of Mr SHYAMAPADA GHOSH Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office	 16/10/2025	 Captured LTI 16/10/2025	 16/10/2025
37/1 SOUTH ROAD SANTOSPUR, City:- Not Specified, P.O:- SANTOSPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: BVxxxxxx0F, Aadhaar No: 61xxxxxxx9953, Status :Individual, Executed by: Self, Date of Execution: 16/10/2025 , Admitted by: Self, Date of Admission: 16/10/2025 ,Place : Office			

Developer Details :

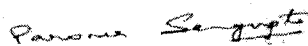
Sl No	Name,Address,Photo,Finger print and Signature
1	CASITA REAL ESTATE LLP 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: AAxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

SARMITA DEVELOPERS LLP
 Howrah, P.O:- LATIBPUR, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Date of
 Incorporation:XX-XX-2XX1 , PAN No.:: AExxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization,
 Executed by: Representative

Representative Details :

No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANINDYA SENGUPTA (Presentant) Son of Late ARUN KANTI SENGUPTA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 16 2025 12:39PM</td> <td>LTI 16/10/2025</td> <td>16/10/2025</td> <td></td> </tr> </tbody> </table> 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AJxxxxxx6C, Aadhaar No: 88xxxxxxxx5565 Status : Representative, Representative of : CASITA REAL ESTATE LLP (as DESIGNATED PARTNER)	Name	Photo	Finger Print	Signature	Mr ANINDYA SENGUPTA (Presentant) Son of Late ARUN KANTI SENGUPTA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office		 Captured		Oct 16 2025 12:39PM	LTI 16/10/2025	16/10/2025	
Name	Photo	Finger Print	Signature										
Mr ANINDYA SENGUPTA (Presentant) Son of Late ARUN KANTI SENGUPTA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office		 Captured											
Oct 16 2025 12:39PM	LTI 16/10/2025	16/10/2025											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUMANTA CHANDRA Son of Late RABINDRA NATH CHANDRA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 16 2025 12:20PM</td> <td>LTI 16/10/2025</td> <td>16/10/2025</td> <td></td> </tr> </tbody> </table> VILL LATIBPUR, City:- Howrah, P.O:- LATIBPUR, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX- 1XX6 , PAN No.:: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx2746 Status : Representative, Representative of : SARMITA DEVELOPERS LLP (as DESIGNATED PARTNER)	Name	Photo	Finger Print	Signature	Mr SUMANTA CHANDRA Son of Late RABINDRA NATH CHANDRA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office		 Captured		Oct 16 2025 12:20PM	LTI 16/10/2025	16/10/2025	
Name	Photo	Finger Print	Signature										
Mr SUMANTA CHANDRA Son of Late RABINDRA NATH CHANDRA Date of Execution - 16/10/2025, , Admitted by: Self, Date of Admission: 16/10/2025, Place of Admission of Execution: Office		 Captured											
Oct 16 2025 12:20PM	LTI 16/10/2025	16/10/2025											

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs PAROMA SENGUPTA Daughter of Mr ADHISH SENGUPTA CALCUTTA HIGH COURT, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	16/10/2025	16/10/2025	16/10/2025

Identifier Of Mr BIMAN KUMAR GHOSH, Mr ANINDYA SENGUPTA, Mr BIRENDRA KUMAR GHOSH, Mr SUMIT
 KUMAR GHOSH, Mrs LATIKA GHOSH, Mr RAJIB GHOSH, Mrs SUMANA GHOSH, Mr SUMANTA CHANDRA,

Transfer of property for L1

	From	To. with area (Name-Area)
	Mr BIMAN KUMAR GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
	Mr BIRENDRA KUMAR GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
3	Mr SUMIT KUMAR GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
4	Mrs LATIKA GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
5	Mr RAJIB GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec
6	Mrs SUMANA GHOSH	CASITA REAL ESTATE LLP-0.835885 Dec,SARMITA DEVELOPERS LLP-0.835885 Dec

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr BIMAN KUMAR GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
2	Mr BIRENDRA KUMAR GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
3	Mr SUMIT KUMAR GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
4	Mrs LATIKA GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
5	Mr RAJIB GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft
6	Mrs SUMANA GHOSH	CASITA REAL ESTATE LLP-210.08333300 Sq Ft,SARMITA DEVELOPERS LLP-210.08333300 Sq Ft

Endorsement For Deed Number : I - 190414988 / 2025

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

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

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

Presented for registration at 12:02 hrs on 16-10-2025, at the Office of the A.R.A. - IV KOLKATA by Mr ANINDYA SENGUPTA .

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 3,50,36,959/-

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

Execution is admitted on 16/10/2025 by 1. Mr BIMAN KUMAR GHOSH, Son of Late SATYA CHARAN GHOSH, 74 GIRISH PARK NORTH, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 2. Mr BIRENDRA KUMAR GHOSH, Son of Late SATYA CHARAN GHOSH, 74 GIRISH PARK NORTH, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. Mr SUMIT KUMAR GHOSH, Son of Late BAIDYA NATH GHOSH, 74 GIRISH PARK NORTH, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 4. Mrs LATIKA GHOSH, Wife of Mr SUNIL GHOSH, SHANKARHATI, P.O: MUNSIRHAT, Thana: JAGATBALLABHPUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711410, by caste Hindu, by Profession Others, 5. Mr RAJIB GHOSH, Son of Late KALIPADA GHOSH, SHAKARHATI, P.O: MUNSIRHAT, Thana: JAGATBALLABHPUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711410, by caste Hindu, by Profession Others, 6. Mrs SUMANA GHOSH, Wife of Mr SHYAMAPADA GHOSH, 37/1 SOUTH ROAD SANTOSPUR, P.O: SANTOSPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others

Indetified by Mrs PAROMA SENGUPTA , , , Daughter of Mr ADHISH SENGUPTA, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-10-2025 by Mr SUMANTA CHANDRA, DESIGNATED PARTNER, SARMITA DEVELOPERS LLP (LLP), City:- Howrah, P.O:- LATIBPUR, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316

Indetified by Mrs PAROMA SENGUPTA , , , Daughter of Mr ADHISH SENGUPTA, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-10-2025 by Mr ANINDYA SENGUPTA, DESIGNATED PARTNER, CASITA REAL ESTATE LLP (LLP), 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mrs PAROMA SENGUPTA , , , Daughter of Mr ADHISH SENGUPTA, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,684.00/- (B = Rs 5,000.00/- ,E = Rs 600.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 84.00/-, by online = Rs 5,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/10/2025 1:43PM with Govt. Ref. No: 192025260305223888 on 15-10-2025, Amount Rs: 5,600/-, Bank: SBI EPay (SBlePay), Ref. No. 2418292998055 on 15-10-2025, Head of Account 0030-03-104-001-16

Stamp Duty

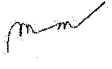
that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by , by Stamp Rs
by online = Rs 74,921/-

Description of Stamp

Stamp: Type: Impressed, Serial no 428, Amount: Rs.100.00/-, Date of Purchase: 15/10/2025, Vendor name: A

Description of Online Payment

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/10/2025 1:43PM with Govt. Ref. No: 192025260305223888 on 15-10-2025, Amount Rs: 74,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 2418292998055 on 15-10-2025, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 653908 to 653933

being No 190414988 for the year 2025.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.10.28 18:09:34 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 28/10/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.