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Certified that the document is a limited the
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made and executed on this
5th day of March, 2026

BY AND BETWEEN

[Signature]

Deputy Sub-Registrar
Registrar 11/9 7 (2) of
Registration 11/9
District 24 Parganas

05 MAR 2026

1. SRI PALLAB KUMAR GHOSAL ALIAS PALLAB KUMAR GHOSHAL (PAN ADUPG9746L, Aadhaar No. 6005 6373 5189) son of Late Panchkari Ghosal by faith: Hindu, by Occupation: Retired from Service, by Nationality: Indian, 2. SMT DIPTI GHOSAL ALIAS DIPTI GHOSHAL (PAN AUEPG5564H, Aadhaar No. 6712 6936 6182) wife of Late Pradip Kumar Ghosal by faith: Hindu, by Occupation: Service, by Nationality: Indian 3. SRI SUPRATIM GHOSAL (PAN BQZPG9687F, Aadhaar No. 9923 5633 0209) son of Late Pradip Kumar Ghosal by faith: Hindu, by Occupation: Service, by Nationality: Indian all are residing at 37, Rajkrishna Ghosal Road, P.O. and P.S. Kasba, Kolkata - 700 042 4. SMT PURNIMA HALDAR (PAN AGDPH6340M, Aadhaar No. 8237 3120 6106) wife of Sri Pranab Kumar Haldar by faith: Hindu, by Occupation: House-wife, by Nationality: Indian residing at Village Uttar Kalikapur, P.O. Dakshin Barasat, P.S. Joynagar, District South 24 Parganas, Pin - 743372 herein after collectively called and referred to as the "LAND LORDS/OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SRI SRI REALITY INFRASTRUCTURE, having (PAN ACHFS4494H) a Partnership Firm having its registered office at 19B, Selimpore Road, P.S. Lake, Kolkata - 700 031 and represented by its Partners 1. SRI ARUP BANERJEE (PAN AIMPB3149F, Aadhaar No. 6386 8194 0187) son of Late Shyamalendu Banerjee, by faith: Hindu, by Occupation Business, by Nationality Indian residing at 13, Selimpore Bye Lane, P.S. Lake, Kolkata - 700 031 2. SRI PARTHA ROY (PAN AFNPR0253C, Aadhaar No. 5731 0213 9759) son of Late Arun Roy, by faith: Hindu, by Occupation Business, by Nationality Indian residing at 3, Selimpore Road, P.S. Lake, Kolkata - 700 031 herein after referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the

context be deemed to include their respective his respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:

1. Original Owners: One Sri Tarak Nath Ghosal son of Late Kali Shankar Ghosal was the original absolute and sole Owner of and/or seized and possessed of and/or otherwise sufficiently entitled to ALL THAT piece or parcel of Bastu Land measuring an area of 2(Two) Bighas, 18(Eighteen) Cottahs, 9(Nine) Chittacks and 42.52(Forty Two Point Five) sq. ft. comprising in Mouza- Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, District South 24 Parganas.

2. Danpatra Dated 30.08.1914: By a Bengali Kobala Dated 30th day of August, 1914 the said Sri Tarank Nath Ghosal son of Late Kali Shankar Ghosal gifted, bequeathed, conveyed, assigned and assured unto and in favour of Smt Kalidasi Devi wife of Late Pashupati Ghosal and Sri Panchkari Ghosal son of Late Pashupati Ghosal ALL THAT piece or parcel of Bastu Land measuring an area of 16(Sixteen) Cottahs and 14.5(Fourteen Point Five) Chittacks out of the total area of 2(Two) Bighas, 18(Eighteen) Cottahs, 9(Nine) Chittacks and 42.52(Forty Two Point Five) sq. ft. comprising in Mouza- Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, District South 24 Parganas more fully and particularly mentioned in the Schedule written therein. The said Deed of Bengali Deed of Danpatra was registered with the Sadar Sub-Registrar at Alipore and entered

in Book No. I, Volume No. 15, Pages 244 to 249, Being No. 2777, for the year 1914.

3. Ownership of Smr Kalidasi Devi and Sri Panchkari Ghosal: Thus the said Smt Kalidasi Devi wife of Late Pashupati Ghosal and Sri Panchkari Ghosal son of Late Pashupati Ghosal became the joint owners of and/or seized and possessed of and/or otherwise sufficiently entitled to ALL THAT piece or parcel of Bastu Land measuring an area of 16(Sixteen) Cottahs and 14.5(Fourteen Point Five) Chittacks comprising in Mouza- Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, District South 24 Parganas and they sold some portion of land to the third parties and thus they became joint owners of and/or seized and possessed of the rest portion of land i.e. ALL THAT piece or parcel of Bastu Land measuring an area of 10(Ten) Cottahs, 5(Five) Chittacks and 13(Thirteen) sq. ft., be the same a little more or less comprising in Mouza- Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, District South 24 Parganas

4. Death of Kalidasi Devi: The said Smt Kalidasi Devi died intestate on 18.04.1969 leaving behind her surviving her only son namely Sri Panchakri Ghosal as her only heir and legal representative and thus the said Sri Panchkari Ghosal became the absolute owner in respect of the aforesaid land as per Hindu Law of Succession then in force and possessed the same after sold out some portion thereof without any interrupted by the others.

5. Death of Sri Panchkari Ghosal: The said Sri Panchkari Ghosal died intestate on 27.08.1977 leaving behind his surviving his wife Smt Aloklata Ghosal, three sons namely Sri Pradip Kumar Ghosal

since deceased, Sri Pallab Kumar Ghosal alias Pallab Kumar Ghoshal and Sri Goutam Ghosal since deceased and one married daughter namely Smt Sadhana Hazra since deceased as his heirs and legal representatives. The said Smt Aloklata Ghosal also died on 07.04.1979.

6. Death of Sri Pradip Kumar Ghosal: The said Sri Pradip Kumar Ghosal died intestate on 26.05.1993 leaving behind him surviving his wife Smt Dipti Ghosal alias Dipti Ghoshal and one son namely Sri Supratim Ghosal as his heirs and legal representatives.

7. Death of Sri Pradip Kumar Ghosal: The said Sri Pradip Kumar Ghosal died intestate on 26.05.1993 leaving behind him surviving his wife Smt Dipti Ghosal alias Dipti Ghoshal and one son namely Sri Supratim Ghosal as his heirs and legal representatives.

8. Death of Sri Goutam Ghosal: The said Sri Goutam Ghosal died intestate as bachelor on 09.06.2010 leaving behind him surviving his one brother namely Sri Pallab Kumar Ghosal alias Sri Pallab Kumar Ghoshal and one married sister namely Smt Sadhana Hazra as his heirs and legal representatives.

9. Mutation in the name of Sri Pallab Kumar Ghosal alias Pallab Kumar Ghoshal, Smt Dipti Ghosal alias Dipti Ghoshal, Sri Supratim Ghosal and Smt Sadhana Hazra: The said Sri Pallab Kumar Ghosal alias Sri Pallab Kumar Ghoshal, Smt Dipti Ghosal alias Smt Dipti Ghoshal, Sri Supratim Ghosal and Smt Sadhana Hazra mutated their names in the Assessment Book of the Calcutta now Kolkata Municipal Corporation and the said plot of lands was assessed and numbered as the Municipal Premises No. 37, Rajkrishna Ghosal Road, P.S. Kasba, Kolkata - 700 042, under Assessee No. 21-091-15-0060-7.

10. Death of Smt Sadhana Hazra: The said Smt Sadhana Hazra died intestate on 21.05.2017 leaving behind her surviving her only daughter

namely Smt Purnima Halidar as her sole heir and legal representative.

11. Ownership of the present Owners: Thus the Owners herein became the absolute and joint Owners of ALL THAT piece or parcel of Bastu Land measuring an area of 10(Ten) Cottahs 5(Five) Chittacks and 13(Thirteen) sq. ft. be the same a little more or less together with One Pucca Brick Building Dwelling House standing thereon measuring an area of 3565 sq. ft. standing thereon comprising in Mouza- Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, and also situated at and being the Municipal Premises No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, within the local limits of the Kolkata Municipal Corporation, under Ward No. 091, under Assessee No. 21-091-15-0060-7, District South 24 Parganas.

12. Absolute Owners: In the manner stated above, the Land Lords/Owners herein are seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece or parcel of Bastu Land measuring an area of 10(Ten) Cottahs 5(Five) Chittacks and 13(Thirteen) sq. ft. be the same a little more or less together with One Pucca Brick Building Dwelling House standing thereon measuring an area of 3565 sq. ft. standing thereon comprising in Mouza- Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, and also situated at and being the Municipal Premises No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, within the local limits of the Kolkata Municipal Corporation, under Ward No. 091, under Assessee No. 21-091-15-0060-7, District South 24 Parganas, described in the FIRST SCHEDULE herein subject to fulfillment of any future complications and/or questions and in that event the Owners shall be liable to pay all the expenses

regarding the title and herein after referred to as the said "PROPERTY".

13. No encumbrances: The right title and interest of the Owners in the Property is free from all encumbrances whatsoever and the Owners have a good and marketable title thereto.

14. No Requisition, Acquisitions and Attachments: The Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and neither the Property nor any part thereof has been attached and/or is noticed liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

15. Absolute Possession: The entirety of the Property is in peaceful possession of the Owners and there is and/or are no Tenant/s and/or occupier/s of the said property and/or premises.

16. Decision to Develop: The Owners became desirous of developing the Property by constructing a Ground Plus Four Storied Building as per the Sanction Plan to be Sanctioned by the Kolkata Municipal Corporation and realized that it will not be possible for them to do so due to financial stringencies and hence have decided to do such development through the Developer and the Developer shall submit the Building Plan before the Kolkata Municipal Corporation for sanction.

17. Offer of Development: That knowing the desire of the Owners the Developer, approached to Owners and made the above representations and requested to appoint the Developer as their Developer to take up the development in its development works in the said Property.

18. **Reliance on Representations:** Relying on the representations of the Owners, the Developer has agreed to develop and commercially exploit the Property by constructing a new building thereon named as above in accordance with the building plan to be Sanctioned by the Kolkata Municipal Corporation.

19. **Development Agreement:** By a Development Agreement executed on 26th day of April, 2024 and registered in Book No. I, Volume No. 1604-2024, Pages from 134677 to 134729, being No. 160404517 for the year 2024, in the Office of the District Sub-Registrar-IV, Alipore, South 24-Parganas, made between the First Party of the One Part and the Party of the Other Part as the Developer wherein and whereby the said Party of the Other Part had agreed to erect, construct and built a New building for the said party of the One Part **ALL THAT** piece or parcel of Bastu Land measuring an area of **10(Ten) Cottahs 5(Five) Chittacks and 13(Thirteen) sq. ft.** be the same a little more or less together with One Pucca Brick Building Dwelling House standing thereon measuring an area of **3565** sq. ft. standing thereon comprising in Mouza- Kasba, under Khatian No. 1159, Dag No. 963, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, and also situated at and being the Municipal Premises No. **37, Rajkrishna Ghosal Road,** under **P.S. Tollygunge now Kasba, Kolkata - 700 042,** under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, within the local limits of the Kolkata Municipal Corporation, under Ward No. **091,** under Assessee No. 21-091-15-0060-7, **District South 24 Parganas,** on the terms and conditions therein mentioned of the said agreement.

20. **Development Power:** By a Development Power of Attorney dated 26.04.2024, the Owners herein also executed and registeted a power of attorney in respect of **ALL THAT** piece or parcel of Bastu Land measuring an area of **10(Ten) Cottahs 5(Five) Chittacks and 13(Thirteen) sq. ft.** be the same a little more or less together

with One Pucca Brick Building Dwelling House standing thereon measuring an area of 3565 sq. ft. standing thereon comprising in Mouza- Kasba, under Khatian No. 1159, Dag No. 963, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, and also situated at and being the Municipal Premises No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, within the local limits of the Kolkata Municipal Corporation, under Ward No. 091, under Assessee No. 21-091-15-0060-7, District South 24 Parganas and have executed a General Power of Attorney dated 26th day of April, 2024 in favour of SRI SRI REALITY INFRASTRUCTURE, having (PAN ACHFS4494H) a Partnership Firm having its registered office at 19B, Selimpore Road, P.S. Lake, Kolkata - 700 031 and represented by its Partners 1. SRI ARUP BANERJEE (PAN AIMPB3149F, Aadhaar No. 6386 8194 0187) son of Late Shyamalendu Banerjee, by faith: Hindu, by Occupation Business, by Nationality Indian residing at 13, Selimpore Bye Lane, P.S. Lake, Kolkata - 700 031 2. SRI PARTHA ROY (PAN AFNPR0253C, Aadhaar No. 5731 0213 9759) son of Late Arun Roy, by faith: Hindu, by Occupation Business, by Nationality Indian residing at 3, Selimpore Road, P.S. Lake, Kolkata - 700 031 as their lawful Attorney and agent for them, in their names and on their behalf to do, execute and perform all acts, deeds, and things therein recited therein which was registered with the registered with the District Sub-Registrar - IV West Bengal, South 24 Parganas at Alipore and entered in Book No. I, Volume No. 1604-2024, Pages from 134094 to 134117, Being No. 160404573, for the year 2024.

21. Sanctioned Plan: As per the terms of the Development Agreement dated 26.04.2024, the Developer has obtained a Building Sanction Plan for the construction of Ground Plus Four Storied Building thereon from the Kolkata Municipal Corporation vide Sanction Plan No. 2025100177 dated 09.12.2025.

22. Cancellation of Development Agreement and Power of Attorney both dated 26.04.2024: Certain mistakes have occurred in the said Development Agreement of Power of Attorney dated 26.04.2024 and for which both the Parties have cancelled the said Development Agreement dated 26.04.2024 and also revoked the Power of Attorney dated 26.04.2024. The said Cancellation of Development Agreement was registered District Sub-Registrar - IV West Bengal, South 24 Parganas at Alipore and entered in Book No. I, Volume No. 1604-2026, Being No. 160401865, for the year 2026 and the said Revocation of Power of Attorney was registered with the District Sub-Registrar - IV West Bengal, South 24 Parganas at Alipore and entered in Book No. IV, Volume No. 1604-2026, Being No. 160400066, for the year 2026.

23. Negotiations: Discussions and negotiations have taken place between the parties herein and terms and conditions have been agreed upon, which the parties are desirous of recording hereunder.

24. Appointment and Acceptance: The Owners do hereby agree to appoint the Developer as the Developer of the Property and the Developer agreed to accept such appointment. By virtue of such appointment, the Owners do hereby grant, subject to what has been hereunder provided, exclusive right to the Developer to develop the said Property by (1) constructing the Ground Plus Four Storied New Building as per the Sanctioned Plan already approved and/or sanctioned by the Kolkata Municipal Corporation (2) dealing with Developer's allocation after keeping aside the Owners' allocation (defined below).

25. Commencing and Tenures: Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution, as mentioned above and this Agreement shall remain valid and in force till the development of the Property is

completed within specified period set forth herein below and all obligations of the parties towards each other stands fulfilled and performed, subject to clause stated below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

A. Owners' Allocation shall mean and include, the Owner No. 1 shall be allotted **ALL THAT** piece or parcel of One Flat being Flat No. **1A** on the South West Side of the First Floor measuring a Carpet area of **530 (Five Hundred and Thirty)** sq. ft. corresponding to a Built Up area of **658 (Six Hundred and Fifty Eight)** sq. ft. also corresponding to a Super Built Up area of **855 (Eight Hundred and Fifty Five)** sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and **ALL THAT** piece or parcel of One Flat being Flat No. **1C** on the North East Side of the First Floor measuring a Carpet area of **702 (Seven Hundred and Two)** sq. ft. corresponding to a Built Up area of **849 (Eight Hundred and Forty Nine)** sq. ft. also corresponding to a Super Built Up area of **1072 (One Thousand and Seventy Two)** sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and **ALL THAT** piece or parcel of One Flat being Flat No. **2A** on the South West Side of the Second Floor measuring a Carpet area of **530 (Five Hundred and Thirty)** sq. ft. corresponding to a Built Up area of **658 (Six Hundred and Fifty Eight)** sq. ft. also corresponding to a Super Built Up area of **855 (Eight Hundred and Fifty Five)** sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah along with 3 Car Parking Space each measuring an area of **120** sq. ft. more or less, the Owners No. 2 and 3 jointly shall be allotted **ALL THAT** piece or parcel of One Flat being Flat No. **4A** on the South West Side of the Fourth

Floor measuring a Carpet area of 530(Five Hundred and Thirty) sq. ft. corresponding to a Built Up area of 658(Six Hundred and Fifty Eight) sq. ft. also corresponding to a Super Built Up area of 855(Eight Hundred and Fifty Five) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 4B on the South East Side of the Fourth Floor measuring a Carpet area of 620(Six Hundred and Twenty) sq. ft. corresponding to a Built Up area of 762(Seven Hundred and Sixty Two) sq. ft. also corresponding to a Super Built Up area of 991(Nine Hundred and Ninety One) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 3B on the South East Side of the Third Floor measuring a Carpet area of 620(Six Hundred and Twenty) sq. ft. corresponding to a Built Up area of 762(Seven Hundred and Sixty Two) sq. ft. also corresponding to a Super Built Up area of 991(Nine Hundred and Ninety One) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah along with 3 Car Parking Space each measuring an area of 120 sq. ft. more or less, the Owner No. 4 shall be allotted ALL THAT piece or parcel of One Flat being Flat No. 1B on the South East Side of the First Floor measuring a Carpet area of 674(Six Hundred and Seventy Four) sq. ft. corresponding to a Built Up area of 825(Eight Hundred and Twenty Five) sq. ft. also corresponding to a Super Built Up area of 1072(One Thousand and Seventy Two) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 3A on the South West Side of the Third Floor measuring a Carpet area of 530(Five

Hundred and Thirty) sq. ft. corresponding to a Built Up area of 658(Six Hundred and Fifty Eight) sq. ft. also corresponding to a Super Built Up area of 855(Eight Hundred and Fifty Five) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 4D on the North West Side of the Fourth Floor measuring a Carpet area of 546(Five Hundred and Forty Six) sq. ft. corresponding to a Built Up area of 684(Six Hundred and Eighty Four) sq. ft. also corresponding to a Super Built Up area of 889(Eight Hundred and Eighty Nine) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah along with 3 Car Parking Space each measuring an area of 120 sq. ft. more or less of the New proposed Ground Plus Four Storied Building to be constructed as per the Building Plan already sanctioned by the Kolkata Municipal Corporation at the cost and expenses of the Developer together with all undivided proportionate share of land underneath the said Buildings with undivided, impartible and indivisible share, in the common area, amenities and facilities made available in the New Building such as stairways, passages, Roof, driveways, electric meter room, pump room, S.U.G reservoir, overhead water tank, water pump and motor, Drainage connection, sewerage connection, lift, lift machine room and other facilities required for establishment, enjoyment, maintenance and management of the New Ground Plus Four Storied Building, which are more fully described in the Third and Second Schedule hereunder written below. The Developer shall also pay a sum of Rs. 21,00,000/- (Rupees Twenty-One Lakh) only to the Owners by way of non-refundable/forfeited security deposit and the First Installment of Rs. 3,00,000/- (Rupees Three Lakh) only has already been paid by the Developer to the Owners, the Second Installment of Rs. 3,00,000/- (Rupees Three Lakh) only shall be

paid by the Developer to the Owners after the completion of Second Floor roof casting of the proposed Ground Plus Four Storied Building on the Plot of the First Schedule Land, the Third Installment of Rs. 3,00,000/- (Rupees Three Lakh) only shall be paid by the Developer to the Owners after the completion of Third Floor Roof Casting of the proposed Ground Plus Four Storied Building on the plot of First Schedule Land, the Fourth Installment of Rs. 3,00,000/- (Rupees Three Lakh) only shall be paid by the Developer to the Owners after the completion of Top Floor Roof Casting of the proposed Ground Plus Four Storied Building on the plot of First Schedule Land, and the Fifth and/or Last installment of Rs. 9,00,000/- (Rupees Nine Lakh) only shall be paid by the Developer to the Owners on the date of handing over the Owners' allocation to the Owners by the Developer herein more fully and particularly described in the Third, First and Second Schedule hereunder written.

B. Developer's Allocation shall mean and include the balance constructed area/Floor area of the New proposed Ground Plus Four Storied Building to be constructed as per the Building Plan already sanctioned by the Kolkata Municipal Corporation save, excepting and reserving the "Owners' allocation" as stated hereinabove in the New Building together with all undivided proportionate share of land underneath the said Buildings with include undivided, impartible and indivisible share in the common area, amenities and facilities made available in the New Building such as stairways, passages, Roof, electric meter room, pump room, S.U.G. reservoir, overhead water tank, water pump and motor, Drainage connection, sewerage connection, Lift and Lift machine room and other facilities required for establishment, enjoyment, maintenance and management of the New Ground Plus Four Storied Building, which are more fully described in the Fourth, First and Second Schedule below.

C. Full Possession: Simultaneously herewith, the Owners shall deliver to the Developer the vacant possession of the entire Property in part performance of this Agreement for construction purpose after the sanction Plan of the New Proposed Ground Plus Four Storied Building and/or on and from the date of shifting of the Owners and the same shall be arranged by the Developer for the Owners whenever the Developer will ask.

D. General Power of Attorney: The Owners shall grant to the Developer and/or his nominee and/or Nominee a Development Power of Attorney for the purpose of obtaining sanction and revised sanction and all necessary permissions from different authorities in connection with the construction of the New Ground Plus Four Storied Building.

E. Further Acts. Notwithstanding grant of the aforesaid General Power of Attorney, the Owners do hereby undertake that they will execute, as and when necessary, all papers documents, plans etc. subject to Law & Provision for the purpose of development of the Property before the Kolkata Municipal Corporation, KMDA (if required), CESC Authority.

F. Plan: The Developer shall construct and/or complete the construction of the New Ground Plus Four Storied Building within **48 (Forty Eight)** months from the date of handing over the vacant possession of the First Schedule Property by the Owners to the Developer herein.

G. Construction of the New Building: The Developer shall at his own costs and without creating any financial or other liability on the Owners construct, erect and complete full finished the New Ground Plus Four Storied Building in accordance with the Plan sanctioned by the Kolkata Municipal Corporation as per the agreed specifications mentioned in the Schedule below and as may be recommended by the Architect from time to time. All costs

charges and expenses including Architect Fees shall be borne, discharged and be paid by the Developer and the Owners shall have no responsibility in this context nor shall have any liabilities to that effect and concerned.

H. **Construction Time:** The Developer shall construct complete and finish the New Building within a period of **48 (Forty Eight) months** from the date of handing over the vacant possession of the First Schedule Property by the Owners to the Developer herein subject to force majeure and reasons which are beyond the control of the Developer. Time of construction shall be the essence of the contract and the Developer shall obtain the Building Plan sanctioned by the Kolkata Municipal Corporation.

I. **Utilities:** The Developer shall at his own costs install and erect in New Ground Plus Four Storied Building, pump, S.U.G water storage tank, overhead reservoir, temporary electric connection, lift and lift machine room, until permanent electric connection is obtained and supplied and water and adequate sewage connection, beautifications etc.

J. **Building Materials:** The Developer shall be authorized to apply for and obtain quotas entitlements and other allocations for cement, steel bricks and other building materials required for the construction of the New Ground Plus Four Storied Building but in no circumstances the Owners shall be responsible for their price/value, storage and quality but subject to maintenance of standard quality.

K. **Temporary Connection:** The Developer shall be authorized to apply for and obtain temporary connection of water, electric and drainage sewerage, when and wherever required.

L. **Modification:** Any amendment or modification to the Plans may be made or caused to be made by the Developer within the permissible

limits of the Law Provided However no alteration or modification shall be made in the Owners' Allocation without the consent of the Owners.

M. **No Obstruction:** The Owners shall not do any act deed or thing within specified period mentioned hereinabove whereby the Developer is obstructed or prevented from construction and completion of the New Ground Plus Four Storied Building unless any breach of terms or deviation of plan happens. The Developer shall obtain completion certificate for the New Building after obtaining the same from the Kolkata Municipal Corporation and shall hand over the Owners' allocation.

O. **Owners' Allocation:** The Owners is entitled to deal with the Owners' Allocation.

P. **Developer's Allocation:** The Developer shall be entitled to deal with the Developer's Allocation except registration and possession of Developers' allocation before handing over Owners' allocation. The Developer shall have the right to enter into Agreement for Sale during the construction of the New Ground Plus Four Storied Building at the First Scheduled Premises.

Q. **Transfer of Developer's Allocation:** The Developer shall have the right to execute Deeds of conveyances of the Flat/Flats and other saleable spaces in the said building together with undivided proportionate share in the land and common areas in favour of the Transferees if they agree to the same subject to provisions of this Agreement.

R. **Cost of Transfer:** The costs of all conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the respective Transferees except Owners who will get possession certificate from the Developer.

S. **Relating to Period Prior to Full Possession:** All rates and taxes and outgoings of the said Property shall be borne, paid and discharged by the Developer and it is made specifically clear that all outstanding dues up to the date giving full possession of the New Building as per this Agreement shall remain the liability of the Developer in respect of the Kolkata Municipal Corporation up to the date of the completion of new building and if any dues are found prior to the execution of this Agreement that dues shall be borne and paid by the Owner.

T. **Notice of Completion:** As soon as the New Building is completed and full finished from all aspects as per specification and Plan the Developer shall give a written notice to the Owners requesting the Owners to take habitable and complete possession of the Owners' Allocation to take possession within 30 (thirty) days from the date of such notice failing which it shall be deemed that the Owners have taken possession, whether or not the Owners take physical possession subject to the full and complete satisfaction of the Owners' allocation.

U. **Possession Date and Rates:** On and from such a date taking physical possession or deemed possession (Possession date), the Owners shall be exclusively responsible for payment of all Municipal rates and taxes and maintenance charges, outgoings and impositions whatsoever (collectively Rates) payable in respect of the Owners' Allocation only provided however when such Rates are applicable to the whole of the Property/New Building, the same shall apportioned on pro-rata basis with reference to the total area of the New Building. The Transferees shall be responsible for payment of the Rates in respect of the Developer' Allocation only.

V. **Punctual Payment and Mutual Indemnity:** The Owners and the Transferees in their own interest shall punctually and regularly pay the Rates for their respective allocations to the concerned

authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

W. Maintenance: The Developer and the Owners shall mutually frame a scheme for the management and administration of the New Building. The Owners hereby agree to abide by all the rules and regulations to be framed by representative body of the Owners and Transferees (Association), which shall be in charge of such management of the affairs of the New Building.

X. Maintenance Charges: 1. For a period of 3 (Three) months from the Possession Date or till such time the Association is formed, whichever is earlier, the Developer and Owners shall manage and maintain the Common Portions of the Building, upon the Owners and the Transferees paying and bearing, forthwith on demand to the Developer, the costs and service charge for such common management and maintenance ((Maintenance Charge) in proportionate share. It is clarified that the Maintenance Charge shall include premium for the insurance of the New Building, water electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipment's.

2. That the Developer shall be liable for maintaining and repairing all damages and constructional defects of the New Building if found and complained by the Owners at and before the handing over the Owners' allocation to the Owners.

AA. 1. Applicable to Both: The Owners' Allocation and the Developer's Allocation in the New Building shall be subject to the same restrictions are applicable to Ownership Building, intended for

common benefit of all occupiers of the New Building, which shall include the following:

2. **No illegal Activity:** No occupant of the New Building shall use or permit to be used their units or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the New Building or the Law of Land.

3. **No Demolition:** No occupant of the New Building shall demolish or permit demolition of any wall or other structure in their units or any portions, major or minor without the written consent of the Association.

4. **Compliance with Rules:** The Developer shall abide by all laws, bye-laws, rules and regulation of the Government and local bodies and shall attend to, answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws rules and regulations.

5. **Interior Maintenance:** The Owners and the Developer and the Transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective units in good working condition and repair from the date of possession and in particular so as not to cause any damage to the New Building or any other space or accommodations therein and shall keep the other occupiers of the New Building indemnified from and against the consequences of any breach.

6. **Validity of Insurance:** Neither the Owners nor the Transferees or the Developer shall do or cause or permit to be done any act or thing which may render void and void able any insurance of the New Building or any part thereof and shall keep the other

occupiers of the New Building harmless and indemnified from and against the consequences of any breach.

7. **No Obstruction of Common Portions:** Neither the Owners nor the Transferees or the Developer shall leave or keep any foods or other items for display or otherwise in the corridors or at other places of common use and enjoyment in the New Building and no hindrance shall be caused in any manner in the free movement and use of the corridors and other places for common use and enjoyment in the New Building.

8. **Cleanliness:** Neither the Owners nor the Transferees or the Developer shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new Building or in the compound, corridors or any other portions or portions of the New Building.

BB. **Right of Entry:** For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintenance, rebuilding, cleaning lighting and keeping in order and Good condition any common portions and/or for any purpose of similar nature, the occupiers of the Building shall permit the Developer/Association, with or without workmen, at all reasonable time, to enter into and upon their respective units and every part thereof.

CC. **No Obstruction in Dealing with Developer's Allocation:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation if the Owners' satisfied with their complete allocation.

DD. **No obstruction in Construction:** The Owners doth hereby covenant not to cause any interference or hindrance in the construction of the New Building.

EE. Making Out Marketable Title: The Developer already satisfied with the Title of the Owners but if any question arises in future regarding the title of the owner in that event the Owners herein shall be responsible to give the answer in respect of the same.

FF. Time of Completion: The Developer hereby agrees and covenants with the Owners to complete the construction of the residential New Ground Plus Four Storied Building within 48 (Forty Eight) from the date of handing over the vacant possession of the First Schedule Property by the Owners to the Developer herein. Time of completion shall be the essence of the contract. It may further extend for another six months if required.

GG. No Assignment: The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the consent in writing of the Owners.

HH. No Obstruction in Dealing with Owners' Allocation: The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying selling, assigning and/or disposing of any part or portion of the Owners' Allocation.

II. No Possession to Third Party: The Developer hereby agrees and covenants with the Owners not to part with the Possession of the Developer's Allocation or any part or portion thereof unless possession of the Owners' Allocation is delivered to the Owners and provided however this will not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer's Allocation.

JJ. Title: The Owners shall always be responsible for giving good and marketable title to the Developer and the Transferees in this regard if required further.

KK. **Third Party Claims:** The Developer hereby undertakes to keep the Owners indemnified all third party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the New Building and/or for any defect therein or development of the Property.

Developer' failure:

LL. **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

MM. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Building by the Developer; various deeds matters and things not herein specified may be required to be done by the Developer with the Owners' only and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney except sale power of the Owners' allocation and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer PROVIDED THAT all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.

NN. Further Acts: The Parties do all further acts deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

OO. Taxation: The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners and the indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owners' allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof after getting possession of the Owners' allocation.

PP. Name of The Project: The name of the project shall be "SRI SRI MATRILAYA".

QQ. No Demise or Assignment: Nothing in these presents shall be constructed as demise or assignment or conveyance in Law of the building/Property of any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the Property in terms of this Agreement PROVIDED HOWEVER the Developer shall be entitled to borrow money from any Bank or Banks without creating any financial liability upon the Owners or effecting the estate and the interest in the Property and it is being expressly agreed and understood that in no event either the Owners or any of their estate shall be responsible and/or be made liable for payment of any dues to such Bank or Banks and for that purpose the Developer shall keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses and in

case any hindrance be arisen for the acts and conducts of the Developer the Owners shall get release or realization thereof.

RR. Ground Rent and Wealth Tax: As and from the date of completion and possession of the construction of New Ground Plus Four Storied Building, the Transferees and the Owners shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective Units.

SS. Of Developer: In the event the Developer fails and/or neglects to complete construction of the New Ground Plus Four Storied Building within the period of 48 (Forty Eight) months from the date of the handing over the vacant possession of the First Schedule Property by the Owners to the Developer herein and it shall be lawful on the part of the Owners and the Owners shall have the right to cancel this Agreement and on such cancellation, and in that event the Owners shall reimburse the expenses spent by the Developer as on date without any interest thereon to the Developer or after starting of construction work, fails to proceed expeditiously, then the Owners shall be entitled to take legal action against the Developer before the Learned Court having jurisdiction. If because of any willful act on the part of the Developer the construction and completion of the New Ground Plus Four Storied Building is delayed and/or suspended, then and in that event the Developer shall be liable to pay damages @ Rs. 9,000/- per month from the date of failure to the Owners on and from the date of the failure of handing over the Owners allocation as stated above.

TT. Of Owners: In the event the Owners fails and/or neglects to perform any of their obligations under this Agreement then the Developer shall be entitled to take legal action against them before the Learned Court, for redressed of the grievances of the

Developer and the decision of the Consumer Court/Civil Court shall be binding on the Parties.

UU. For that purpose of this Agreement: Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other event beyond the control of the Parties (Force Majeure).

VV. No Liability: The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during of Force Majeure.

WW. All Originals: This Agreement is being executed and made in an original instrument and the original registration copy of this agreement shall be retained with Developer and the Xerox/Certified copy of the Original will be given by the Developer to the Owners herein.

XX. Construction of: If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be effected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

YY. Alternative: If any such provision is so held to be invalid, illegal or unenforceable, the Parties undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable and to the extent feasible, accurately represents the intention of the Parties.

AAA. **Forbearance:** No forbearance, indulgence or relaxation by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

BBB. **No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provision of this Agreement shall not be construed as a waiver or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

CCC. **Right to Waiver:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof, Such waiver must be in writing and must be executed by such Party.

DDD. **No Continuing Waiver:** A waiver on occasion will not be deemed to be of the same or any breach or non-fulfillment on a future occasion. No omission or delay on the part of either Party to require one and punctual performance of obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligation hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

EEE. **Express Documentation:** No further Agreement for Development is required to be executed between the Parties on the terms and conditions mentioned in these presents but amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

FFF. Between the Parties: This Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.

GGG. By Parties: The Parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this Agreement, to ensure that there is no contravention. If there is any contravention, either Party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws. Any penalties levied by the Government, State or Central, Municipal Body etc. as a result of non-compliance by either Party, will be borne by the defaulting Party.

HHH. Mode of Service: Any notice, consent, approval, demand, waiver or communication required or permitted hereafter shall be in writing and shall be deemed given/effective of delivered to the person personally, at the time of delivery or if sent by registered or certified mail, with postage and registration or certification fees thereon prepaid on the 5th business day following delivery of such notice to the postal service, or if by express courier, on the 3rd business day following delivery of such notice to such express courier, addressed at 19B, Selimpore Road, P.S. Lake, Kolkata - 700 031.

III. Jurisdiction:

That all the Court/Forum in Alipore, Kolkata shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

JJJ. Original Documents: The Owners shall hand over all original documents relating to the title of the said Property to the Developer after completion of the New Building and/or show at

the time of its requirement and the Developer shall keep the said documents in its custody and shall hand over the same (Xerox Copy) to the Flat Owners' Association within one month from its formation.

KKK. Allocation: The 50% of the Roof will be allocated to the Owners and other 50% of the Roof will be allocated to the Developer and/or other Flat Owners/intending Purchaser/s of the New Ground Plus Four Storied Building as common impartible and undivided area.

LLL. Extra Area: If it is found that any allocation cannot be divided into one single unit then any of the parties herein i.e. either by the Developer or by the Owners shall purchase the extra area from the other at and for the higher price in each floor.

MMM. Shifting: The Developer shall pay a sum of in a range of Rs. 10,000/- (Rupees Ten Thousand) to Rs. 15,000/- (Rupees Fifteen Thousand) only per month to the Owners herein from the date and/or month of the handing over the vacant possession of the First Schedule Property to the Developer for development by way of shifting charges of the Owners herein and the Developer shall bear the cost of such shifting till the handing over the Owners' allocation (not only for 48 but also after 48 months if delayed) to the Owners by the Developer herein. The payment of monthly of monthly license fees/rent be paid directly to the licensor subject to agreement of lease and license. Shifting charges of household goods and furniture etc. of owners have to pay while shifting the household goods and furniture before demolishing the old portion of the Building of the owner.

NNN. DOCUMENTATION AND POSSESSION CHARGES:

1. All Stamps and registration charges and incidental expenses for and/or in relation to conveyance of the said undivided proportionate impartible share in the land comprised in the said property and premises and for obtaining approval and consent necessary for such transfer and also any other assurances deeds required to be made for or in relation thereto shall be borne and paid by the intending Purchaser/s.

2. The Agreement and Power shall be made in Originals and those shall be registered and the Developer shall hand over the Xerox/Certified copies of the Original registered Agreement as well as the Power to the Owners herein.

JURISDICTION:

Court of Alipore alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this Agreement.

Be it noted here that Owners will not be liable for arising any unforeseen circumstances on the part of the Developer if arise.

The Developer herein shall obtain Completion Certificate from the Kolkata Municipal Corporation after completion of the Building and the copy of the completion certificate shall be handed over with the final revised plan to the owners at the time of handing over the owners' allocation to the owners herein.

The Owners shall be the liable to pay tax before the Kolkata Municipal Corporation for their respective portion and the Developer and/or the intending Purchaser/s of the any unit shall be liable to pay their respective portion of their tax before the Kolkata Municipal Corporation.

The Owners shall obtain electric meter separately from the CESC for the Flats at their own cost the Developer herein shall not bear the same and in respect of the Developer's allocation the Developer shall bear the cost of electric meter.

Be it noted here that the Land Owners have already handed over photo Copy of all the title deeds and documents related to the demised property. The Developer has searched all the necessary papers through its machinery and after getting satisfied regarding title and possession of the property entered into this Agreement but if any question arise in respect of the title of the Property then the Owners shall be responsible to give the answer in respect of the same.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(PROPERTY)

ALL THAT piece or parcel of Bastu Land measuring an area of **10(Ten) Cottahs 5(Five) Chittacks and 13(Thirteen) sq. ft.** be the same a little more or less together with One Pucca Cemented Flooring Brick Building Dwelling/Residential House standing thereon measuring an area of **3565** sq. ft. standing thereon comprising in Mouza- Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, and also situated at and being the Municipal Premises No. **37, Rajkrishna Ghosal Road**, under **P.S. Tollygunge now Kasba, Kolkata - 700 042**, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, within the local limits of the Kolkata Municipal Corporation, under Ward No. **091**, under Assessee No. 21-091-15-0060-7, **District South 24 Parganas** which is butted and bounded as follows:

ON THE NORTH: By 16 ft. wide KMC. Road;

ON THE SOUTH: By House of Sri Sunil Kumar Ghosh and Ors;

ON THE EAST: By House of Santi Ram Dutta;

ON THE WEST: By House of Dhasurathi Ghosal.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(COMMON PORTIONS)

1. Areas: (a) Entrance and exists to the Property and the New Building, (b) Boundary walls and main gates of the Property, (c) Staircase, stair head room and lobbies on all floors of the New Building (d) Entrance lobby, electric/utility room, pump room, (e) common installations on the roof, (f) Top of the roof, (g) Lift and Lift machine room

2. Water, Plumbing and Drainage: (a) Drainage and sewage lines and other installations for the same (b) Water supply system, (c) water pump, semi underground and overhead water reservoir together with all plumbing installations for carriage of water.

3. In the event the Developer will provide Electricity Connection common meter for the entirety of the New Ground Plus Four Storied Building including the Owners' area and the Owners and/or his nominees shall reimburse the Developer the proportionate cost, deposits and expenses, proportionate to the Owners' area as be required therefore. Cost of individual meter and/or meters for each unit shall be borne by the Purchaser and Owners' too.

4. Others: Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Property and the New Building as are necessary for passage to and/or user of units in common by the occupants.

THE THIRD SCHEDULE ABOVE REFERRED TO:(OWNERS' S ALLOCATION)

The Owner No. 1 shall be allotted by way of Owners' allocation ALL THAT piece or parcel of One Flat being Flat No. 1A on the South West Side of the First Floor measuring a Carpet area of 530(Five Hundred and Thirty) sq. ft. corresponding to a Built Up area of 658(Six Hundred and Fifty Eight) sq. ft. also corresponding to a Super Built Up area of 855(Eight Hundred and Fifty Five) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 1C on the North East Side of the First Floor measuring a Carpet area of 702(Seven Hundred and Two) sq. ft. corresponding to a Built Up area of 849(Eight Hundred and Forty Nine) sq. ft. also corresponding to a Super Built Up area of 1072(One Thousand and Seventy Two) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 2A on the South West Side of the Second Floor measuring a Carpet area of 530(Five Hundred and Thirty) sq. ft. corresponding to a Built Up area of 658(Six Hundred and Fifty Eight) sq. ft. also corresponding to a Super Built Up area of 855(Eight Hundred and Fifty Five) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah along with 3 Car Parking Space each measuring an area of 120 sq. ft. more or less, the Owners No. 2 and 3 jointly shall be allotted by way of Owners' allocation ALL THAT piece or parcel of One Flat being Flat No. 4A on the South West Side of the Fourth Floor measuring a Carpet area of 530(Five Hundred and Thirty) sq. ft. corresponding to a Built Up area of 658(Six Hundred and Fifty Eight) sq. ft. also corresponding to

a Super Built Up area of 855(Eight Hundred and Fifty Five) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 4B on the South East Side of the Fourth Floor measuring a Carpet area of 620(Six Hundred and Twenty) sq. ft. corresponding to a Built Up area of 762(Seven Hundred and Sixty Two) sq. ft. also corresponding to a Super Built Up area of 991(Nine Hundred and Ninety One) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 3B on the South East Side of the Third Floor measuring a Carpet area of 620(Six Hundred and Twenty) sq. ft. corresponding to a Built Up area of 762(Seven Hundred and Sixty Two) sq. ft. also corresponding to a Super Built Up area of 991(Nine Hundred and Ninety One) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah along with 3 Car Parking Space each measuring an area of 120 sq. ft. more or less, the Owner No. 4 shall be allotted by way of Owners' allocation ALL THAT piece or parcel of One Flat being Flat No. 1B on the South East Side of the First Floor measuring a Carpet area of 674(Six Hundred and Seventy Four) sq. ft. corresponding to a Built Up area of 825(Eight Hundred and Twenty Five) sq. ft. also corresponding to a Super Built Up area of 1072(One Thousand and Seventy Two) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 3A on the South West Side of the Third Floor measuring a Carpet area of 530(Five Hundred and Thirty) sq. ft. corresponding to a Built Up area of 658(Six Hundred and Fifty Eight) sq. ft. also corresponding to a Super

Built Up area of 855(Eight Hundred and Fifty Five) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah and ALL THAT piece or parcel of One Flat being Flat No. 4D on the North West Side of the Fourth Floor measuring a Carpet area of 546(Five Hundred and Forty Six) sq. ft. corresponding to a Built Up area of 684(Six Hundred and Eighty Four) sq. ft. also corresponding to a Super Built Up area of 889(Eight Hundred and Eighty Nine) sq. ft. more or less and consisting of 2(Two) Bed Rooms, 1(One) Living cum Dining Room, 1(One) Kitchen, 1(One) Lobby, 1(One) Toilet, 1(One) W.C. and 1(One) Verandah along with 3 Car Parking Space each measuring an area of 120 sq. ft. more or less of the New proposed Ground Plus Four Storied Building to be constructed as per the Building Plan already sanctioned by the Kolkata Municipal Corporation at the cost and expenses of the Developer together with all undivided proportionate share of land underneath the said Buildings with undivided, impartible and indivisible share, in the common area, amenities and facilities made available in the New Building such as stairways, passages, Roof, driveways, electric meter room, pump room, S.U.G reservoir, overhead water tank, water pump and motor, Drainage connection, sewerage connection, lift, lift machine room and other facilities required for establishment, enjoyment, maintenance and management of the New Ground Plus Four Storied Building, which are more fully described in the Third and Second Schedule hereunder written below. The Developer shall also pay a sum of Rs. 21,00,000/- (Rupees Twenty-One Lakh) only to the Owners by way of non-refundable/forfeited security deposit and the First Installment of Rs. 3,00,000/- (Rupees Three Lakh) only has already been paid by the Developer to the Owners, the Second Installment of Rs. 3,00,000/- (Rupees Three Lakh) only shall be paid by the Developer to the Owners after the completion of Second Floor roof casting of the proposed Ground Plus Four

Storied Building on the Plot of the First Schedule Land, the Third Installment of Rs. 3,00,000/- (Rupees Three Lakh) only shall be paid by the Developer to the Owners after the completion of Third Floor Roof Casting of the proposed Ground Plus Four Storied Building on the plot of First Schedule Land, the Fourth Installment of Rs. 3,00,000/- (Rupees Three Lakh) only shall be paid by the Developer to the Owners after the completion of Top Floor Roof Casting of the proposed Ground Plus Four Storied Building on the plot of First Schedule Land, and the Fifth and/or Last installment of Rs. 9,00,000/- (Rupees Nine Lakh) only shall be paid by the Developer to the Owners on the date of handing over the Owners' allocation to the Owners by the Developer herein. This is not a Deed of Partition and the Owners herein shall be bound to execute and register a Deed of Partition for the separation and/or for partition of their joint allocation for their individual ownership.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)

The Developer shall be allotted balance constructed area/Floor area of the New proposed Ground Plus Four Storied Building to be constructed as per the Building Plan already sanctioned by the Kolkata Municipal Corporation save, excepting and reserving the "Owners' allocation" as stated hereinabove in the New Building together with all undivided proportionate share of land underneath the said Buildings with include undivided, impartible and indivisible share in the common area, amenities and facilities made available in the New Building such as stairways, passages, Roof, electric meter room, pump room, S.U.G. reservoir, overhead water tank, water pump and motor, Drainage connection, sewerage connection, Lift and Lift machine room and other facilities required for establishment, enjoyment, maintenance and management of the New Ground Plus Four Storied Building.

THE FIFTH SCHEDULE ABOVE REFERRED TO:**(Specifications)****STRUCTURE:**

. Column Pillar Foundation with R.C.C; beams Roof slabs, etc. as per structural Engineer's Design duly certified by competent authorities (Thermo Mechanically Treated - TMT Steel ISI Certified).

. All inner walls will be single brick work in C.M. 1:5 of minimum 3" Wall thickness.

. Casting foundation/footings/plinth beams/columns/Roof beams/Roof slabs - ISI Cement will be used (ISI Certified)

. For Brick Work and Plastering - ISI Standard Cement will be used, (ISI Certified).

WALLS:

. Internal walls will be finished with cement plaster with one coat p.o.p finish.

. Exterior faces of the building will be finished with the cement plaster and exterior weather coat grade paint.

. Ceiling areas of entire apartment both exterior and interior areas shall be finished with cement plaster.

. The Toilet walls will be finished with designer concept dazed ceramic tiles subject to a limited choice of colours and concepts up to 6' high.

. Other than the tiled are in the toilets, kitchen, other areas will be finished with cement; plaster and p.o.p finish.

. Wash and service area will be finished with ceramic tiles up to 2'-0" height. 2'-0" above the kitchen platform will be

finished with glazed ceramic tiles. Height 3'-0" on the platform.

FLOOR FINISH:

- . All rooms will have Vitrified Tiles (3'x3') flooring and Skirting.
- . Glazed tiles will be provided in toilet walls concept design up to height of 6'-0" and flooring shall be provided anti-skid tiles.
- . Stair case will be finished with marble.
- . Tiles for car parking spaces.
- . Weathering Tiles for on Terrace area if any.

DOORS:

- . Entrance Door using Sal wood frame with solid; one side Teak flush doors polished on the external and internal surfaces.
- . Bedroom frames will be made out of Sal Wood with normal Flush doors.
- . For Toilets, one side plastic coated paints/Waterproof flush doors.
- . Powder coated or without powder coated steel fixtures will be used for all door fittings with ISI brand locks (Godrej ultra latch). Locks with three keys for Main Door and Standard Mortise. Locks for, Bedrooms.

WINDOWS:

- . All window frames (1.5mm guage) and sliding shutter will be provided with aluminum.
- . In toilets Fixed Louvered Ventilators will be provided.
- . All windows and ventilators will have Enamel. Painted.

KITCHEN:

- . Platform will be done with 10mm thick Galaxy slabs 20" wide and provided with, Stainless Steel single sink and with water line.
- . Sufficient storage space will be provided underneath the cooking platform.

SANITARY WARE AND PLUMBING:

- . Concealed plumbing lines from overhead tank to all the apartments. (ISI Brand Only).
- . Outside open plumbing lines will be of PVC Pipes of ISI Brand.
- . Commode provided in attached toilet and also provided in common toilet. (Parryware or Equivalent) with cistern PVC (white/light colour).
- . Wash basin in dining hall and in One toilet (Parryware or Equivalent white) as per choice.
- . 3 in 1 wall mixture in One toilet.
- . All taps and showers will be of designer half turn tap of ISI brand Chromium - plated. (Jaguar or Equivalent).

ELECTRICAL:

- . All wiring in concealed copper wiring suitable for 3-phase on main supply for common meter (ISI Approved Orbit or equivalent quality), with adequate routing for lighting and power loads - as per electrical plan.
- . Common services shall have separate meters.

. 15 Amps Power socket will be provided for geyser (4mm) in one bathroom, A/C point in One bed room, and 2 points in kitchen for Microwave oven and water filter and other necessary points.

. 5 Amps Sockets four points will be provided one machine, one refrigerator, one for washing machine, three for exhaust fan at kitchen and toilets.

. Two 5 Amps sockets will be provided in each room. Two fan points in living, One in Dining and one in each bed room will be provided.

. Two light points in Living, Bedrooms and one light point in kitchen and Dining will be provided.

. One Light point will be provided in balcony, toilets respectively and one 5 amps plug socket in Toilet will be provided.

. Concealed Internet and TV jack will be provided in Living room.

. Extra Points will be provided with extra cost.

. Material used will be of ISI approved, Modular switches of Anchor Room or equivalent brand.

. Lift should be provided, "Elevator".

PAINTING:

. Internal surface will be finished with two coats P.O.P. External surface will be finished with Exterior weatherproof Emulsion Paint as per architectural design and specification.

WATER SUPPLY:

. Sufficient under-ground pump for metro water will be provided.

COMMON FEATURES:

- . Entrance gate shall be provided.
- . Safety Grills at Entrance Gate will be provided.
- . Common areas, staircase car parking, terrace at compound shall be with Adequate light points.
- . Shelves with Cuddappa stones or concert slabs shall be provided in kitchen.

DADO: Glazed ceramic tiles dado upto top of the walls, 6'-0" (six ft) high in the toilet and 2 ft high above the Granite finished table top in kitchen shall be laid and finished.

ROOF TREATMENT: 40 mm (Average) thick screed concrete shall be laid on roof and open terraces as water proofing treatment.

ANTI TERMITE TREATMENT: Anti termite treatment to bottom and top surface of the back filling shall be done with chloropyrefors emulsion as per manufacturer guideline and specification.

Be it noted here that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final documents for Transfer of Property as per provision laid down in the said documents as a Developer without getting any Ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/Final document for transfer of property between the Owners and the Developer in anyway. This Clause shall have overriding effect to anything written in these documents in contrary to this clause.

35.1. **IN WITNESS WHEREOF** the Parties have executed this Agreement on the date mentioned above.

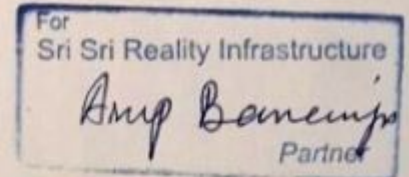
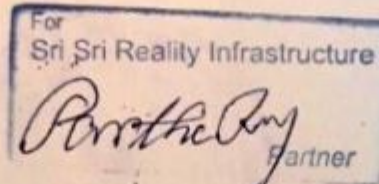
- 1 Pallab Kumar Ghoshal.
- 2 Ditti Ghosal.
- 3 Supratim Ghosal.
- 4 Purnima Haldar.

Signature of the **OWNERS**

WITNESS:

1. Chittaranjan Nayak
414/3A, P.A. Sha Road,
Wol-45

2. Aniruddha
45/A, M.D. ROAD
KOL-28



Signature of the **DEVELOPER**

Drafted by me

Hangir HB/1366/03

Advocate

Alipore Police Court, Kolkata - 700 027.

RECEIPT

Received the sum of Rs. 3,00,000/- (Rupees Three Lakh) only from the Developer only by way of non refundable security deposit as per the terms of this agreement and as per Memo below:

MEMO

By Several Cheques

Rs. 3,00,000/-

1. Pallab Kumar Ghoshal.
2. Dipti Ghosal.
3. Supratim Ghosal.
4. Purnima Haldan.

 Signature of the OWNER

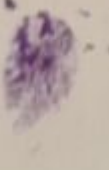
✓

WITNESSES:

2. *Ana Z. Dutt*
 45/A, M. D. ROAD
 KOL-28

1. Chittaranjan Nayak

SPECIMEN FORM FOR TEN FINGER PRINTS

	Pallab Kumar Ghoshal					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Dipti Ghosal					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Supratim Ghosal					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						

SPECIMEN FORM FOR TEN FINGER PRINTS

	Purnima Halder.						
Little Ring Middle Fore Thumb (Left Hand)							
							
Thumb Fore Middle Ring Little (Right Hand)							
		Akup BANERJEE					
Little Ring Middle Fore Thumb (Left Hand)							
							
Thumb Fore Middle Ring Little (Right Hand)							
	PARTHA ROY						
Little Ring Middle Fore Thumb (Left Hand)							
							
Thumb Fore Middle Ring Little (Right Hand)							



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



192025260500537958

GRN Details

GRN:	192025260500537958	Payment Mode:	SBI Epay
GRN Date:	03/03/2026 12:58:49	Bank/Gateway:	SBlePay Payment Gateway
BRN :	2362578261546	BRN Date:	03/03/2026 12:59:07
Gateway Ref ID:	IGATVMLST6	Method:	State Bank of India NB
GRIPS Payment ID:	030320262050053794	Payment Init. Date:	03/03/2026 12:58:49
Payment Status:	Successful	Payment Ref. No:	2000558767/1/2026

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Alamgir Reza
Address: 28/1, Judges Court Road Kol 27
Mobile: 9831960557
Period From (dd/mm/yyyy): 03/03/2026
Period To (dd/mm/yyyy): 03/03/2026
Payment Ref ID: 2000558767/1/2026
Dept Ref ID/DRN: 2000558767/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000558767/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2000558767/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	3600
3	2000558767/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				78921

IN WORDS: SEVENTY EIGHT THOUSAND NINE HUNDRED TWENTY ONE ONLY.

PAID

2

DATE 05 MONTH MARCH YEAR 2026

DEED OF DEVELOPMENT AGREEMENT

BETWEEN

SRI PALLAB KUMAR GHOSAL ALIAS SRI PALLAB KUMAR GHOSHAL AND

ORS

OWNERS

AND

SRI SRI REALITY INFRASTRUCTURE

DEVELOPER

ALAMGIR REZA
Alipore Police Court
Kolkata - 700 027
ADVOCATE

Major Information of the Deed

Deed No :	I-1604-01866/2026	Date of Registration	05/03/2026
Query No / Year	1604-2000558767/2026	Office where deed is registered	
Query Date	27/02/2026 8:26:43 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, 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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 4,39,95,965/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,031/- (Article:48(g))	Rs. 3,632/- (Article:E, E, B)		
Remarks:	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

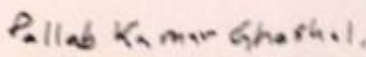
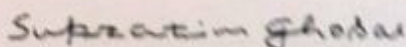
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: R. K. Ghoshal Road, , Premises No: 37, , Ward No: 091 Pin Code : 700042

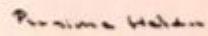
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	10 Katha 5 Chatak 13 Sq Ft	1/-	4,13,22,215/-	Property is on Road Adjacent to Metal Road,
Grand Total :				17.0454Dec	1 /-	413,22,215 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3565 Sq Ft.	1/-	26,73,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 3565 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3565 sq ft	1 /-	26,73,750 /-	

Land Lord Details :

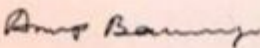
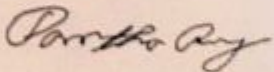
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pallab Kumar Ghoshal, (Alias: Mr Pallab Kumar Ghosal) Son of Late Panchkari Ghosal Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office	 05/03/2026	 LTI 05/03/2026	Signature  05/03/2026
37, Rajkrishna Ghosal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx6L, Aadhaar No: 60xxxxxxxx5189, Status :Individual, Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office				
2	Name Mrs Dipti Ghosal Wife of Late Pradip Kumar Ghosal Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office	 05/03/2026	 LTI 05/03/2026	Signature  05/03/2026
Block/Sector: 37, Rajkrishna Ghosal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AUxxxxxx4H, Aadhaar No: 67xxxxxxxx6182, Status :Individual, Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office				
3	Name Mr Supratim Ghosal Son of Late Pradip Kumar Ghosal Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office	 05/03/2026	 LTI 05/03/2026	Signature  05/03/2026
37, Rajkrishna Ghosal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: BQxxxxxx7F, Aadhaar No: 99xxxxxxxx0209, Status :Individual, Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Purnima Haldar Wife of Mr Pranab Kumar Haldar Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office		 Captured	
	05/03/2026	LTI 05/03/2026	05/03/2026	
Uttar Kalikapur, City:- , P.O:- Dakshin Barasat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AGxxxxxx0M, Aadhaar No: 82xxxxxxxxx6106, Status :Individual, Executed by: Self, Date of Execution: 05/03/2026 , Admitted by: Self, Date of Admission: 05/03/2026 ,Place : Office				

Developer Details :

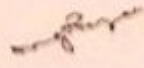
SI No	Name,Address,Photo,Finger print and Signature
1	SRI SRI REALITY INFRASTRUCTURE 19B, Selimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.: ACxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arup Banerjee (Presentant) Son of Late Shyamalendu Banerjee Date of Execution - 05/03/2026, , Admitted by: Self, Date of Admission: 05/03/2026, Place of Admission of Execution: Office		 Captured	
	Mar 5 2026 1:10PM	LTI 05/03/2026	05/03/2026	
13, Selimpore Bye Lane, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aixxxxxx9f, Aadhaar No: 63xxxxxxxxx0187 Status : Representative, Representative of : SRI SRI REALITY INFRASTRUCTURE (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mr Partha Roy Son of Late Arun Roy Date of Execution - 05/03/2026, , Admitted by: Self, Date of Admission: 05/03/2026, Place of Admission of Execution: Office		 Captured	
	Mar 5 2026 1:11PM	LTI 05/03/2026	05/03/2026	

3, Salmayya Road, Cbr:-, P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1990, PAN No.: AFxxxxxx3C, Aadhaar No: 57xxxxxxxx9759 Status : Representative, Representative of: SRI SRI REALITY INFRASTRUCTURE (as)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr. Jahangir Reza 28/1, Jagesek Court Road, Cbr:-, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	05/03/2026	05/03/2026	05/03/2026

Identifier Of Mr Pallab Kumar Ghoshal, Mrs Dipti Ghosal, Mr Supratim Ghosal, Mrs Purnima Halder, Mr Arup Banerjee, Mr Partha Roy

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Pallab Kumar Ghoshal	SRI SRI REALITY INFRASTRUCTURE-4.26135 Dec
2	Mrs Dipti Ghosal	SRI SRI REALITY INFRASTRUCTURE-4.26135 Dec
3	Mr Supratim Ghosal	SRI SRI REALITY INFRASTRUCTURE-4.26135 Dec
4	Mrs Purnima Halder	SRI SRI REALITY INFRASTRUCTURE-4.26135 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Pallab Kumar Ghoshal	SRI SRI REALITY INFRASTRUCTURE-891.25000000 Sq Ft
2	Mrs Dipti Ghosal	SRI SRI REALITY INFRASTRUCTURE-891.25000000 Sq Ft
3	Mr Supratim Ghosal	SRI SRI REALITY INFRASTRUCTURE-891.25000000 Sq Ft
4	Mrs Purnima Halder	SRI SRI REALITY INFRASTRUCTURE-891.25000000 Sq Ft

On 05-03-2026

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) 45(1),W.B. Registration Rules,1962)

Presented for registration at 11:44 hrs on 05-03-2026, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Arup Banerjee .

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,39,95,965/-.

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

Execution is admitted on 05/03/2026 by 1. Mr Pallab Kumar Ghoshal, Alias Mr Pallab Kumar Ghosal, Son of Late Panchkari Ghosal, 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 2. Mrs Dipti Ghosal, Wife of Late Pradip Kumar Ghosal, Sector: 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 3. Mr Supratim Ghosal, Son of Late Pradip Kumar Ghosal, 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 4. Mrs Purnima Haldar, Wife of Mr Pranab Kumar Haldar, Uttar Kalkapur, P.O: Dakshin Barasat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372, by caste Hindu, by Profession House wife

Identified by Mr Alamgir Reza, . . Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 05-03-2026 by Mr Arup Banerjee, Partner, SRI SRI REALITY INFRASTRUCTURE (Partnership Firm), 19B, Selimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Identified by Mr Alamgir Reza, . . Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 05-03-2026 by Mr Partha Roy, . SRI SRI REALITY INFRASTRUCTURE (Partnership Firm), 19B, Selimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Identified by Mr Alamgir Reza, . . Son of Mr Jahangir Reza, 28/1, Judges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,632.00/- (B = Rs 3,000.00/- , E = Rs 600.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 3,600/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2026 12:59PM with Govt. Ref. No: 192025260500537958 on 03-03-2026, Amount Rs: 3,600/-, Bank: SBI ePay (SBIPay), Ref. No. 2362578261546 on 03-03-2026, 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 10.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 4255, Amount: Rs 10.00/-, Date of Purchase: 03/03/2026, Vendor name: Subhakar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 03/03/2026 12:38PM with Govt. Ref. No: 192095260500537858 on 03-03-2026, Amount Rs: 75,021/-,

Bank: SBI EPay (SBIEPay), Ref. No: 2382578261546 on 03-03-2026, Head of Account 0030-02-103-003-02



Sanjoy Basak
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2026, Page from 80779 to 80833

being No 160401866 for the year 2026.



Digitally signed by SANJOY BASAK
Date: 2026.03.06 18:04:27 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 06/03/2026

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.