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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

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certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with it form a part of this document.

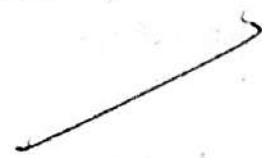
District Sub-Registrar-II
ANUPUR, South 24-parganas

26-02-26

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this... 26th day of February 2026, (Two Thousand Twenty Six).

BETWEEN



(1) **SRI. KOUSHIK DEY**, (PAN - BZJPD0402L, Aadhar No. 7256 9425 4111) Son of Late Kamal Dey, by faith - Hindu, by occupation - Business, residing at Rabindranagar P.O. - Laskarpur, P.S. - Sonarpur Now Narendrapur, Kolkata - 700153, Dist. - South 24 Parganas (2) **SRI. BIKASH DEY**, (PAN - AHZPD2525Q, Aadhar No. 6717 6179 0347) Son of Late Bimal Dey, by faith - Hindu, by occupation - Business, residing at 23 Chandranath Chatterjee Street, P.O.- Bhawanipore P.S.-Kalighat, Kolkata-700025, (3) **SRI. AMAL DEY** alias **AMAL CHANDRA DEY** (PAN- AOTPD3091F Aadhar - 3936 2568 4066) (4) **SRI. SHYAMAL CHANDRA DEY** (PAN- ASQPD6612D Aadhar - 4163 2260 6104), both Sons of Late Naresh Chandra Dey, by faith - Hindu, both by occupation-Business, both are residing at 23 Chandranath Chatterjee Street, P.O.-Bhawanipore P.S.- Kalighat, Kolkata-700025 hereinafter called and referred to as the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his, their, heirs, executors, administrators, and legal representatives and assigns) of the **FIRST PART**.

"S.K.S. REALITY HUB PRIVATE LIMITED" (PAN : ABRCS5239G) a company incorporated under the companies Act, 1956 having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. - Ramgarh, P.S. Netaji Nagar, Kolkata - 700047, District 24 Parganas (South), being represented by its director namely 1) **SRI SUJIT SAHA** (PAN : AMAPS2663P, AADHAAR NO. 8942 5352 3461)son of Late Amar Chandra Saha, by faith Hindu, by occupation Business, By Nationality - Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. - Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, 2) **SRI SWARNAVO SAHA** (PAN : SFNPS9511E, AADHAAR NO. 9945 3823 3849) son of Sri Sujit Saha, by faith Hindu, by occupation - Business, By Nationality - Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. - Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, hereinafter jointly called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or

repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Smt. Usha Rani Dey, wife of late Naresh Chandra Dey, being the refugee displaced from the East Pakistan (Now Bangladesh) after partition, approached to the Govt. of West Bengal for a plot of land for her rehabilitation alongwith her family members.

AND WHEREAS subsequently on 30.08.2000, by virtue of a "Gift Deed", the Govt. of West Bengal with the intention to rehabilitate the refugees from east Pakistan (now Bangladesh), allotted land measuring area about 04 (four) Cottahs lying and situated at Mouza - Laskarpur, L.O.P. 67, C.S/R.S plot (Dag) No. 469 (P), 473 (P) and 491(P), J.L. No. 57, South 24 Parganas, in favour of said Usha Rani Dey. Thereafter the said Deed of Gift dated 30.08.2000 was executed by the GOVERNMENT OF WEST BENGAL, which was duly registered in the office at the A.D.R.S. Alipore and recorded in the Book no- 1, Volume No-III, Page No- 293 to 296, being Deed No-148 for the year 2000.

AND WHEREAS thereafter Smt. Usha Rani Dey mutated her name in the record book of Rajpur Sonapur Municipality vide Holding No-102, Rabindra Nagar (east), Ward No- 30 South 24 Parganas, in respect of the said property, morefully described in the **Schedule-"A"** hereunder.

AND WHEREAS Smt. Usha Rani Dey gifted her said land measuring more or less 01 Chotta 8 Chattak 00 Sq.ft with R.T shed structure 400 Sq. ft out of the land measuring more or less 04 (four) Cottahs, situated at L.O.P No- 67, R.S Plot No- 469 (P), 473 (P) & 491 (P) in Mouza Laskarpur, J.L No- 57, P.S- Sonarpur, in favour of her two Grand Sons Sri. Koushik Dey and Bikash Dey, by virtue of a Gift Deed which was registered at the Office at the D.S.R - IV Alipore and recorded in Book No. 1, C.D Volume No. - 30, Page No - 1463 to 1484, being Deed No - 09015 for the year 2011.

AND WHEREAS thereafter Sri. Koushik Dey and Sri. Bikash Dey mutated their names in the record of Rajpur-Sonapur Municipality vide Holding No. - 270/102, Rabindra Nagar (east), Ward No- 30, South 24 Parganas.

AND WHEREAS Smt. Usha Rani Dey gifted the remaining land measuring more or less 02 Chotta 8 Chattak 00 sq.ft with Pucca structure 400 Sq.ft situated at L.O.P No- 67 , R.S Plot No- 469 (P), 473 (P) & 491 (P) in Mouza Laskarpur, J.L No- 57, P.S- Sonarpur, in favour of her two Sons namely Sri. Amal Chandra Dey and Sri. Shyamal Chandra Dey, by virtue of a Gift Deed which was duly registered at the Office D.S.R IV Alipore and recorded in book No. 1 , Volume No. 1629-2020, Book No. 1, Page No – 8821 to 8844 being Deed No - 162900035 for the year 2020.

AND WHEREAS the Gift Deed being No. 148 for the year 2000, duly registered before the office of the Sub-Registrar at Alipore, in the name of Usha Rani Dey, was lost and the present Owners herein informed the said matter before the Narendrapur P.S. and also recorded as G.D.E. No. 1832 dated 22.09.2021 and simultaneously the said information was duly published in a reputed News Paper namely "BARTAMAN" on 30.12.2021.

AND WHEREAS thereafter Koushik Dey, Bikash Dey, Amal Chandra Dey and Shyamal Chandra Dey, amalgamated their aforesaid properties by way of an Amalgamation Deed, which was duly registered before the office of the A.D.S.R. Garia office and recorded in the Book No. - I, Volume No. - 1629-2022, Pages No. 8197 to 8224, being deed No. 162900050 for the year 2022.

AND WHEREAS thereafter the present Owners herein mutated their names in the record of Rajpur-Sonapur Municipality vide Holding No-270, Rabindra Nagar (east), Ward No-30, Dist. South 24 Parganas and since then they have been enjoying and possessing over the said Land.

AND WHEREAS the Said Owners therein obtained a Sanctioned Building plan from The Rajpur Sonarpur Municipality Sanctioned Building permit no. SWS-OBPAS/2207/2025/2814 dated on 10/12/2025 for construction of

such a G+IV storied Building at holding No. 270 Rabindranagar (East), Laskarpur, Ward No. 30, Police Station : Narendrapur, Kolkata : 700153.

AND WHEREAS the owners herein during seized and possessed in respect of their aforesaid property, intended to develop the said property by constructing a G+IV storied building structure thereupon, consisting with several self-contained flats, car parking Space & Shop room, two wheeler space & other space with lift facility togetherwith other common facilities, but due to paucity of funds and also incapability to raise the construction, the Owners herein were searching for a Developer and as such knowing such intention of the Owners, the Developer herein approached the Owners to construct the new proposed building consisting with several self-contained flats, car parking spaces & shop and other spaces at the cost of the Developers herein on the 'property' described in the **Schedule - "A"** hereunder, as per building sanctioned plan to be approved by the Rajpur-Sonarpur Municipality on certain terms and conditions, to which the Owners herein agreed.

AND WHEREAS in consideration of the said offer and acceptance, both the parties herein executed this Development Agreement with the terms and conditions as follows :-

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :-

ARTICLE-I

DEFINITIONS

1. **OWNERS** : shall mean (1) **SRI. KOUSHIK DEY**, Son of Late Kamal Dey, by faith-Hindu, by occupation-Business, residing at Rabindranagar, P.S. Sonarpur Now Narendrapur, Kolkata- 700153, South 24 parganas. (2) **SRI. BIKASH DEY**, Son of Late Bimal Dey, by faith-Hindu, both by occupation - Business, residing at 23 Chandranath Chatterjee Street, P.O- Bhawanipure P.S- Kalighat,

Kolkata - 700025, (3) **SRI. AMAL DEY** alias **AMAL CHANDRA DEY** (4) **SRI. SHYAMAL CHANDRA DEY**, both Son of Late Naresh Chandra Dey, by faith - Hindu, by both occupation - Business, both residing at 23 Chandranath Chatterjee Street, P.O- Bhawanipure P.S- Kalighat, Kolkata - 700025, and shall also mean and include their respective heirs and successors as per Hindu Succession Act, 1956.

2. **DEVELOPERS:** shall mean and include "**S.K.S. REALITY HUB PRIVATE LIMITED**" (PAN : ABRCS5239G) a company incorporated under the companies Act, 1956 having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. - Ramgarh, P.S. Netaji Nagar, Kolkata - 700047, District 24 Parganas (South), being represented by its director namely 1) **SRI SUJIT SAHA** (PAN : AMAPS2663P, AADHAAR NO. 8942 5352 3461) son of Late Amar Chandra Saha, by faith Hindu, by occupation Business, By Nationality - Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. - Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, 2) **SRI SWARNAVO SAHA** (PAN : SFNPS9511E, AADHAAR NO. 9945 3823 3849) son of Sri Sujit Saha, by faith Hindu, by occupation - Business, By Nationality - Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. - Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, and shall also mean and include its respective transferees/nominees or its assigns.

3. **THE PREMISES :** shall mean and include **ALL THAT** piece and parcel of homestead land measuring about **04 (Four) Cottahs** be the same a little more or less lying and situated at mouza Laskarpur, J.L No- 57 L.O.P No- 67 , R.S Plot No- 469 (P), 473 (P) & 491(P), P.S- Sonarpur now Narendrapur within Rajpur Sonarpur Municipality Ward No. 30, Holding No. 270, Rabindranagar (East), Kolkata - 700153, South 24 Parganas.

4. **THE PROPOSED BUILDING** : shall mean new authorized construction of a **G+IV** building consisting of number of residential flats/apartments in each floor, lift, with necessary additional rooms like care-taker's room, servants' toilet, pump space etc. as may be decided by the Developer for construction thereof and shall include shops, car parking spaces and other spaces on the ground floor intended for the enjoyment of the building by its occupants as per Building Sanction Plan to be sanctioned from the appropriate authority concerned shall mean and include proposed **G+IV** storied Building to be constructed on the said premises, in conformity with the Building Plan to be sanctioned by the Rajpur-Sonarpur Municipality.
5. **THE BUILDING PLAN** shall mean the plans, drawings and specifications of the building prepared and to be sanctioned by the Rajpur-Sonarpur Municipality for construction of **G+IV** storied building PROVIDED THAT it shall include all alterations and/or modification and or regularization therein made from time to time with the approval of the Rajpur-Sonarpur Municipality. shall mean the Building Plan to be prepared by the Architect for the construction of the building sanctioned by the Rajpur-Sonarpur Municipality and also shall include any amendment and/or modification by the concerned authority.
6. **THE SALEABLE SPACE/AREA** : shall mean and include the flat/flats, car parking space/spaces, shop room / store room / other spaces to be constructed at the proposed **G+IV** storied building, which will be sold by the Developer in respect of the Developer's allocation to the intending purchaser/purchasers. Simultaneously, the Developer shall receive the earnest money and consideration amount from the

intending purchaser / purchasers in respect of the Developer's allocation at the proposed new building.

7. **OWNER'S ALLOCATION** shall mean and include that the Owners herein will be allotted 50% of the total project area as per the sanctioned building plan to be issued by Rajpur - Sonarpur Municipality, out of which the Owners shall be entitled to get two Shop Rooms, shop No. 1 measuring more or less 208 Sq. ft. super built up area, 165 sq.ft. built up area, 141 sq.ft. Carpet area on the south east side, and shop No. 2 measuring more or less 178 Sq. ft. super built up area, 142 sq.ft. built up area, 132 sq.ft. Carpet area, on the east side on the ground floor of the said building and Two nos. of residential flats **First floor** such as **Flat No. - 1A** on the First Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and **Flat - 1B** on the First Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and Two nos. residential flats **Fourth floor** such as **Flat No.- 4A** on the Fourth Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and **Flat No. 4B** on the Fourth Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area, together with indivisible undivided proportionate share of land underneath the building and common parts and common ultimate roof right, stair and staircase at the said proposed building.

The Developer shall provide Two(2) shifting charges total Rs. 15,000/- per month to Koushik Dey & Shyamal Chandra Dey.

8. **DEVELOPER'S ALLOCATION** shall mean and include that the Developers herein will be allotted 50% of the total project area as per the

sanctioned building plan issued by Rajpur - Sonarpur Municipality, out of which the Developers shall be entitled to get Three car parking spaces, being space no. 1, 2 & 3, measuring 135 sq.ft. each and one Two Wheeler parking space 40 sq.ft. more or less on the ground floor of the said building and Two nos. residential flats **Second floor** such as "**Flat No. - 2A**" on the Second Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and **Flat - 2B** on the Second Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and Two nos. residential flats **Third floor** such as **Flat No.- 3A** on the Third Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and **Flat No. 3B** on the Third Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area, together with indivisible undivided proportionate share of land underneath the building and common parts and common ultimate roof right, stair and staircase at the said proposed building.

The Developer Allocation has been more fully described in the **Schedule-"C"** hereunder written.

9. **STIPULATED PERIOD OF THE PROJECT** : shall mean 24 months from the date of sanctioning the building plan from the Rajpur Sonarpur Municipality of the First Schedule mentioned property subject to extension of period 6(Six) Months of construction due to force majeure.
10. **SPECIFICATION** : shall mean first class and good standard materials for construction and completion of the building more fully described in the Fifth schedule hereunder written.
11. **MAINTENANCE** : shall mean maintenance of the common facilities, common inside, total outside portion of the building, shall be the joint responsibilities to be borne by the flat owners including owners herein

but maintenance of internal facilities shall be borne by the respective flat owners.

12. **ARCHITECT/L.B.S.** shall mean such plan, Revise Plan/Plans to be prepared by the Architect for the construction of the Building and to be sanctioned by the Rajpur-Sonarapur Municipality.
13. **BUILT UP AREA** shall mean and include the carpet area of the said unit plus thickness of the outer and inner walls, Cup boards, open ducts proportionate share of service area, proportionate area of stair case from ground floor up to the top floor and projection area of the said unit.
14. **COMMON FACILITIES** : shall include roof stair, ways landing, stair cases, passage, overhead water tank, electric meter room/place etc. which shall be required for common enjoyment.
15. **TRANSFER** with its grammatical variation shall include transfer by possession and by any other means adopted for effecting i.e. underground as a space in the proposed building to be sold to the intending buyer/s thereof although the same may not amount to be transferred in law.
16. **TRANSFeree** shall mean and include any purchaser/ purchasers firm, Association, person owners to whom any space in the building is proposed to be transferred.
17. **TITLE DEED** shall mean all the documents of title relating to the said premises.
18. **WORDS** importing singulars shall include plural vice versa and words importing masculine shall feminine and vice versa.
19. **LAND** shall mean the land below under the said building to be constructed on the said premises.
20. **PROPORTIONATE SHARE** shall mean and determine on the basis of the covered area of any unit be in proportionate to be covered area of all the units of the Building.

ARTICLE-II

1. That the Owners do hereby declare and represent that they have a good and absolute right, title to the said property and have a marketable title to enter into this Agreement with the Developer, and the Owners shall hand-over all the original title deeds and relevant documents to the Developer herein, on the date of execution of this Agreement.
2. The Owners do hereby indemnify and declare that the said property **TOGETHERWITH** the existing asbestos shaded dwelling unit thereon, morefully described in the **SCHEDULE-'A'** hereunder, are free from all encumbrances, liens, mortgages, leases, claims, demands, lispensens whatsoever to the best of their knowledge. The owners also hereby declare that there is no tenant/occupier in the said premises.
3. The Developer also shall obtain the building completion certificate from the Rajpur Sonarpur Municipality and simultaneously handover one copy of the building completion certificate to the Owners, along with Possession Letter of their respective allocations.
4. After completion of the Owners' allocation of the said building with provision of water supply, power connection and the stair case, the Developer shall be entitled to complete the building as per sanctioned plan of the Rajpur-Sonarpur Municipality according to its time and convenience as mentioned above.
5. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said landed property.
6. The Owners indemnify the Developer in respect of the said land which is free from all encumbrances, charges, liens, lispences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the owners have good and marketable title in respect of the said land.

ARTICLE-III

1. After execution of this Agreement made in terms hereof the Owners grant, exclusive License to the Developer to build upon and to commercially exploit the said plot of land on the basis of the Sanctioned Plan to be approved by the Rajpur-Sonarpur Municipality by constructing thereon residential flat system building.
2. That the Owners herein will execute a General Power of Attorney in favour of the Developers in accordance to the terms and conditions of this Agreement only, so that the Developers shall have right to construct such flat system building thereon, to negotiate with the intending purchaser or purchasers of flat to fix-up the price of the flat or flats at its own discretion and receive the booking money or advance payment and full consideration of the flat or flats in respect of the Developer's Allocation. To appear before any registration authority or authorities for registration of the said flat or flats togetherwith undivided undemarcated proportionate share of the land nominee or nominees or respective buyer or buyers in respect of the Developer's Allocation.
3. All applications, plan and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners at the costs of the Developers and the Developers shall pay and bear all submission expenses.
4. That the Owners/Developers shall abide by all the laws, by-laws and regulations of the Government.
5. That all documents and registration of all documents that may be necessary and to be executed in accordance with the terms and conditions of the agreement, shall be done at the cost of the Developer.

6. That the owner hereby grant subject to what has been hereunder provided exclusive right to the Developers to build construct, erect and complete the said new building or buildings on the said land strictly according to the plan to be sanctioned by the Rajpur-Sonarpur Municipality and to commercially exploit the same by entering into agreement for sale and otherwise complete or transferring in respect of the Developer's allocations herein mentioned.
7. To get all applications, plans and other papers and documents signed by the Owners as may be required by the Developers for the purpose of obtaining approval of the Building Plan or any modification subsequently takes place therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the Owners at the entire Developer's costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, **PROVIDED HOWEVER THAT** the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer from the said authority. The Developer shall construct multi-storied building on the said land at its own costs.
8. That nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the said land or any part thereof to the Developer, or as creating any right, title or interest in respect thereof of the Developer but to commercially exploit the same in terms hereof and to deal with the Developer's Allocation in the new Building in the manner hereinafter stated.

ARTICLE-IV

1. That the Developer shall commence the construction work immediately after obtaining the Sanctioned Plan and complete the construction work of the Owners' Allocation within 24 months from the date of sanctioned

of Building Plan from the Rajpur-Sonarpur Municipality. It is hereby noted that the said period may be further extended for only six months in case of any natural calamity such as heavy rain, floods or earthquake. If the Developers herein fails to complete the construction work of the Owner's allocation even after that extended six months.

2. That the Developers shall handover possession of Owner's allocation to the Owners alongwith the letter of possession and as such the Developers have the absolute right to enter into any agreement for sale with any intending purchaser/s and shall receive the earnest money from such intending purchasers during the construction of the building in respect of the Developers' allocation's property.
3. The Owners shall grant to the Developers/Second Part herein, a Registered Development Power, of Attorney for sale of Developer's allocation, proportionate share of land underneath construction of the proposed building in lieu of cost of the construction of Owners' allocation, for receiving earnest money, consideration amount from the intending purchaser/purchasers of the Developer's allocation, to construct the building and to perform other act/acts to be stated and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the Building and also for pursuing and following up the matter with the Rajpur-Sonarpur Municipality, W.B.S.E.D.C.L. Ltd., and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer's Allocation.
4. That the Developers hereby undertakes that save and except the construction as per agreement it shall not be entitled to create any possessory right over the said property. It is hereby further undertake by the Developer that they shall not be entitled to use the said property for any other than the purpose of construction, nor would be entitled to part with the possession of the said property or its part to any one till owner's allocation in the proposed building are delivered.

ARTICLE-V

POSSESSION

1. In consideration of the Owners having agreed to grant the exclusive License to the Developer to commercially exploit the said premises by constructing G+IV storied Building thereon as per building Sanctioned Plan.
2. That the Owners shall be entitled to transfer or dispose of the Owner's Allocation to the intending buyer or their nominees without in any way disturbing the Developer Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer and the Developer or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or any persons claiming through or the nominee or nominees of the Owners.
3. That the Developer shall be exclusively entitled to the Developer's Allocation in the said building without any way disturbing the common facilities situated thereon with the exclusive right to enter into an Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners and the Owners or any person or persons claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers' Allocation or any person or persons claiming through or the nominee or nominees of the Builder.
4. Immediately on execution of this Agreement the owner shall put the Developer in physical possession of the said land and shall handover the peaceful vacant possession of the entire area of land for proposed construction of the new building.

ARTICLE- VI

SPACE ALLOCATION

1. In consideration of the Owners having agreed to grant the exclusive License to the Developer to commercially exploit the said premises by constructing multi-storied Building thereon as per building Sanctioned Plan.
2. That the Owners shall be entitled to transfer or dispose of the Owner's Allocation to the intending buyer or their nominees without in any way disturbing the Developer Allocation situated thereon with the exclusive right to deal with or to enter into an Agreement for sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Developer and the Developer or any person or persons lawfully claiming through shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation or any person or any persons claiming through or the nominee or nominees of the Owners.
3. That the Developer shall be exclusively entitled to the Developer's Allocation in the said building without in any way disturbing the common facilities situated thereon with the exclusive right to enter into an Agreement for Sale and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners and the Owners or any person or persons claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the Builder's Allocation or any person or persons claiming through or the nominee or nominees of the Builder.
4. The Developer shall on completion of the New Building put owners in undisputed vacant possession of the owners' allocation as

mentioned in the Article-I Clause No. 7 in the Said new building as Owners' allocation together with the all rights in common to the common portion with the stipulated period of 24 (twenty) months from the date of sanction building plan by the Rajpur-Sonarapur Municipality of the First Schedule mentioned property subject to extension of period of construction due to force majeure.

5. After the allocation to the Owners and to the Developers of their respective allocations in the manner herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.
6. Subjects to what is herein before provided the Owners shall be entitled to transfer or otherwise deal with the other's allocation as Owners' allocation as mentioned in the Article-I, Clause No. 7, in the new building, without any right, claim or interest therein whatsoever of the Developers.
7. The Developers shall be exclusively entitled to sell the Developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
8. In so far as necessary all dealings by the Developer in respect of the new building shall be in the name of the owner however that such dealing shall not in any manner fasten or create any financial liability upon the owner. The Developer will have the responsibility/liability out of any accident during the period of construction.
9. That the Developer shall be liable to settle the litigation of all the existing tenants of the First Schedule mentioned property at its own costs and efforts.

ARTICLE-VII

CONSIDERATION

In consideration of the Owners having agreed to permit the Developers to commercially exploit the said land in accordance with the plan sanctioned by the Rajpur-Sonarapur Municipality and the Developer agreed to allocate to the Owners all that the property mentioned in the Owners' allocation stated above.

ARTICLE- VIII

BUILDING

1. The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the plan sanctioned by the Rajpur-Sonarapur Municipality with good and standard materials as may be specified by the Architects from time to time.
2. Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.
3. The Developers shall install/erect in the said proposed building at its own costs viz. as per the specification and drawings provided by the Architect, pump, water storage reservoir, overhead tanks, electrification and permanent electric connection temporary electric connection as would be obtained from time to time however the Developers at its own costs and expenses shall obtain temporary electric connection and other facilities as are required to be provided in a residential and/or **G+IV** multi storied building in the area of the **Rajpur-Sonarapur Municipality** having self-contained apartments to be constructed for sale of flats therein on ownership basis as mutually agreed herein.
4. The Developers shall at its own costs and expenses and without creating any financial liability upon the owners construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto

- or modification thereof to be approved by the Rajpur-sonarpur Municipality made or abused to be made by the Developer.
5. All costs charges and expenses including architects fees for the sanction of the plan shall be borne/discharged by the Developer.
 6. The Developer shall handover the Completion Certificate, to the owners/ purchasers upon obtaining the same from the Rajpur-sonarpur Municipality.
 7. The Developers is entitled to get and dispose of the debris of the existing structure over the said plot of land.

ARTICLE-IX

COMMON FACILITIES

1. As soon as the Building of the Housing Residential Complex is completed, the Developer shall handover the possession of the Owner's Allocation alongwith a possession letter before handing over the possession of the intending purchaser or purchasers of the Builder's Allocation in the said building and on and from the date of putting the Owner's in possession of the Owner's Allocation and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property tax, duties, dues and other statutory outgoings and impositions whatsoever payable in respect of the Owner's Allocation and quality the Developer shall be exclusively responsible for payment of all the said taxes payable in respect of the Developer's Allocation. The said taxes to a portioned property with reference to the constructed area in the building if that are levied on the Building as a whole.
2. The Developer shall pay and bear all shares of property taxes in respect of the said land on and from the date of delivery of possession of the plot by the owners until the completion of and handing over possession to all the owners of the proposed building.

3. As soon as construction of the proposed building is completed the Developers shall give written notice to the owners, requiring the owner to take possession of the owners' allocation in the building having been completed in all respect according to specification mentioned herein and plan thereof.
4. Any transfer or any part of the Owner or Developer's allocation in the proposed building shall be subject to other, provisions hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the common facilities in the new building. The Developer shall bear the expenses of boring water charges and also incur the shifting of mother meter and existing five meters of the building.
5. The Owners shall not do any act, deed or thing whereby the Developers shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement. The owners shall have no right to rescind or cancel this Agreement or the Registered Development Power of Attorney till consent is given for rescind by the Developer.

ARTICLE-X

OWNERS' OBLIGATION

1. To make out a marketable title in respect of the said property free from all encumbrances charges, liens, lispendences, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, deeds, Rajpur-sonarpur Municipality, Tax Bill, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developers and

the Owners further undertake to obtain all necessary permission in order to avoid any legal discrepancy which may be arise in future in regard to title/ownership of the property.

2. The Owner agree and covenant with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion in the building.
3. On receiving the owners' allocation by the owners, the owners or their men and agents are duty bound to pay the proportionate-share of maintenance charge, common tax of the building to be imposed by the Rajpur-sonarpur Municipality till mutation and separation of owners' allocation with their names.

ARTICLE-XI

DEVELOPER'S OBLIGATION

1. The Developers, at its own cost and expenses, will complete the construction of the proposed building/buildings within 24 (Twenty Four) months from the date of sanction the building plan from Rajpur Sonarpur Municipality of the First Schedule mentioned property subject to extension of period 6(Six) Months of construction due to force majeure.
2. The Developers hereby agree and covenant with the owner not to do any act deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing off any of the owners' allocation in the said proposed building at the said premises.
3. The Developers shall be entitled to receive the booking money as well as full consideration money in respect of its allotted flat/allocation from the intending purchaser or purchasers and same shall be enjoyed by the Developer.

4. The Owners shall bound to accept their allocated portion as and when completed, in any case if they disagree to accept it, the Developers shall not be liable for the same and it will not affect under any circumstances the Developers for the purpose of executing the Deed of Conveyance in respect of the flats, car parking etc. of the Developer's allocation.
5. That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretionary of the Developers and the shall not interfere in any way with the construction of the said building complex.

ARTICLE-XII

DEVELOPER'S INDEMNITY

1. The Developers hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act omission or commission of the Developer in or relating to the construction of the said building.
2. The Developers hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

ARTICLE- XIII

TITLE DEEDS

1. The original documents in respect of the said property shall be kept with the Developers who shall hold such documents during the subsistence of this Agreement and the Developer shall be entitled to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof

when documents are needed by the Developer for legal revenue or other such causes.

2. After the completion of the said building the Developer will produce the original title, deed to the Association to be formed as and when required. That the owners shall have the right to inspect the building to be constructed at the cost of the Developers.

ARTICLE- XIV

FORCE MAJEURE

FORCE MAJEURE : shall mean and include earth-quake, commotion, flood, riot, storm, Covid Mahamari , heavy rain fall, non-availability of building materials and other natural calamities.

ARTICLE-XV

In case of dispute and differences between the parties in relation to any terms and conditions of the instant Agreement and also relating to the proposed project, the parties to this Agreement shall initially endeavor to resolve the same in between themselves through amicable discussions.

ARTICLE -XVI

MISCELLANEOUS

1. The Owner and the Developers have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership between the Developers and the Owners.
2. The Developer shall frame scheme for the management and administration of the said property and/or regulation and the Owner hereby given their consent to abide by the same.
3. The Developer and the Owners shall enter into a Supplementary Agreement after getting the Sanctioned Plan from the Rajpur-Sonarpur Municipality to set aside the respective allocations.

4. It is agreed that from the date of execution of this Agreement, the Developer shall pay the discharge all taxes and outgoings including Municipal Taxes and all other charges, taxes that may be levied by any public body or authorities in respect of the said property and which would be payable by the Owners. The Developer shall indemnify or keep indemnified the Owners from the Third Party non-payment.
5. That the Developer shall indemnify and keep indemnified the Owners against all losses, damage, costs, charges, expenses that will be incurred by the Developer on account of arising out of any breach of any of those terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever.
6. The name of the Building shall be such as may be suggested by the Developer.
7. Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivers by hand and duly acknowledged or sent registered post to the registered office of the Developers.
8. Proportionate amount for installation of the transformer to be paid by the Purchasers and Owners.
9. GST will be applicable and to be paid by the Purchaser as per Govt. rule.
10. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
11. That the pump room and electric meter will be installed under stair case or any other place.

12. That neither party shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.
13. The Developers shall have the right to borrow money from any bank or any financial institution without creating any liability upon the owner for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility.
14. District Courts of South 24-Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring about **04 (Four) Cottahs** be the same a little more or less alongwith 100 sq.ft. R.T.S. Structure lying and situated at mouza Laskarpur, J.L No- 57 L.O.P No- 67 , C.S/R.S Plot No- 491(P), 473 (P) & 469 (P), L.R. Dag No. - 855, 1015 & 944, L.R. Khatian No. 213 P.S.- Narendrapur within **Rajpur Sonarpur Municipality** , Holding No. 270, Rabindranagar (East), Ward No. 30, Kolkata - 700153, Dist. - South 24 Pargana, which is butted and bounded as follows:-

ON THE NORTH	:	L.O.P NO-58 & 20 ft" Wide Road;
ON THE SOUTH	:	26 Ft" Rabindranagar Road;
ON THE WEST	:	L.O.P NO-68
ON THE EAST	:	LOP No. 66

THE SCHEDULE-"B" ABOVE REFERRED TO

OWNER'S ALLOCATION shall mean and include that the Owners herein will be allotted 50% of the total project area as per the sanctioned building plan to be issued by Rajpur - Sonarpur Municipality , out of which the Owners shall be entitled to get two Shop Rooms, shop No. 1 measuring more or less 208 Sq. ft. super built up area, 165 sq.ft. built up area, 141 sq.ft. Carpet area on the south east side, and shop No. 2 measuring more or less 178 Sq. ft. super built up area, 142 sq.ft. built up area, 132 sq.ft. Carpet area , on the east side on the ground floor of the said building and Two nos. of residential flats **First floor** such as "**Flat No. - 1A** on the First Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and **Flat - 1B** on the First Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and Two nos. residential flats **Fourth floor** such as **Flat No.- 4A** on the Fourth Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area and **Flat No. 4B** on the Fourth Floor measuring carpet area **521 sq.ft.** more or less, built up area **708 sq.ft.** more or less, **885 Sq. ft.** super built up area, together with indivisible undivided proportionate share of land underneath the building and common parts and common ultimate roof right, stair and staircase at the said proposed building.

The Developer shall provide Two(2) shifting charges total Rs. 15,000/- per month to Koushik Dey & Shyamal Chandra Dey.

THE SCHEDULE-"C" ABOVE REFERRED TO

DEVELOPER'S ALLOCATION shall mean and include that the Developers herein will be allotted 50% of the total project area as per the sanctioned building plan issued by Rajpur - Sonarpur Municipality, out of which the Developers shall be entitled to get Three car parking spaces, being space no. 1, 2 & 3, measuring 135 sq.ft. each and one Two Wheeler parking space 40

sq.ft. more or less on the ground floor of the said building and Two nos. residential flats **Second floor** such as "Flat No. - 2A on the Second Floor measuring carpet area 521 sq.ft. more or less, built up area 708 sq.ft. more or less, 885 Sq. ft. super built up area and Flat - 2B on the Second Floor measuring carpet area 521 sq.ft. more or less, built up area 708 sq.ft. more or less, 885 Sq. ft. super built up area and Two nos. residential flats **Third floor** such as Flat No.- 3A on the Third Floor measuring carpet area 521 sq.ft. more or less, built up area 708 sq.ft. more or less, 885 Sq. ft. super built up area and Flat No. 3B on the Third Floor measuring carpet area 521 sq.ft. more or less, built up area 708 sq.ft. more or less, 885 Sq. ft. super built up area, together with indivisible undivided proportionate share of land underneath the building and common parts and common ultimate roof right, stair and staircase at the said proposed building.

THE SCHEDULE-"D" ABOVE REFERRED TO

(Common areas and common maintenances)

1. Common parts, passages, driveways and main entrances to the premises and the building.
2. Common Durwans living area (if any).
3. Common boundary wall and main gates.
4. Drainage and sewerage and all pipes and other installed for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).
5. Electrical installations and its room and/or motor room (if any) transformer (if any) electrical substation (if any) and electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use).
6. Roof right, Stair cases, stair case landing and/or mid landings on all floors in the building.
7. Lobbies on all floors of the building except the floor.

8. Lift facility of the said building
9. Water pumps, water pump room, water reservoir, water tanks and all common plumbing installation for carriage of water (save only those as are exclusive within and for use of any unit in and/or to and/or in respect of the building).
10. Such other common parts, areas, equipments, installations, fittings, fixtures of the premises and the building as are necessary for passage to and/or user of the units in common by roof is common terrace and the parapet walls of the building and shop room, the car parking space as may be demarcated by the developer from time to time.

THE SCHEDULE-"E" ABOVE REFERRED TO

(Construction Specifications)

The Quality of the structure as well as the specification shall be followed by the developer.

BOUNDARY WALL	Upon 4" height
STRUCTURE	R.C.C. framed structure, (as per sanction plan)
INTERIOR BRICKS WALLS	Brick wall outside & inside as per the sanction plan
FLOORING	Floor tiles vitrified tiles 2' x 2' as per developer choice
KITCHEN	Kitchen table black stone platform, top with green marble.
TOILET	Mat finished floor tiles flooring with dado walls of 7' ft. glazed tiles.
COMMON TOILET	One comod, hand shower, one basin point, one
FEETINGS	shower (with hot & cold)

W.C. TOILET	One comod with hand shower, one tab connection.
DOOR WINDOW	Wooden frame and flush doors.
WINDOW	Aluminium sliding frame window with grill.
BALCONY	One washing machine point & one 3'6" grill.
WRING	Concealed insulated copper writing within each flat
BED ROOM (TWO)	3 Nos. light point 1 fan point 1 plug point 2 bedroom AC Point,
LIVING / DINNING	1 fan point 1 TV point 3 light point 1 exhaust point 1 fridge point 1 microven point
CABLE POINT	Any one point
INSIDE OF STARE CASE	1 light point per floor
CALLING BELL	One point
MAIN GATE	Front gate & front side electric point
LIFT	As per electric requirement

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY THE
OWNERS AND DEVELOPER HERETO AT
KOLKATA

in presence of:-

WITNESSES:-

1. Partha Sankar Das.
83, Lalit Mohan
Lal Mohan, Kol-153

Koushik Das

Bikash Das.

Amitabha Das

Satyam Chandra Das

SIGNATURES OF THE OWNERS

2. Arun Kumar Saha
Rabindra Nagar
Lal Mohan
Kol-153

S.K.S. REALTY HUB PVT. LTD.
S.K.S. Das. Anand Das
Director Director

SIGNATURES OF THE DEVELOPERS

Drafted by me:

Amitabha Das
Advocate

Alipore Criminal Court
Kolkata-700027

WB/236/1984



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

Name

Signature



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

Name BIKASH DEY

Signature Bikash Dey



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left hand					
right hand					

Name ANIL CHANDRA DEY

Signature Anil Chandra Dey



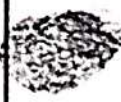
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right hand					

Name S.K. ANAND CHANDRA DEY

Signature S.K. Anand Chandra Dey

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	left hand					
	right hand					

Name SUBJIT SAHA
 Signature [Signature]

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

Name SWARNAYO SAHA
 Signature [Signature]

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

Name
 Signature



भारत सरकार
Government of India



Arup Singh
Date of Birth: 14.01.1987
Male/ MALE



6588 2579 7912

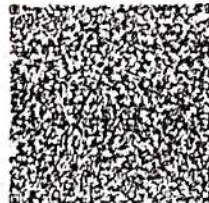
अरुप सिंह, अरुप पहाड़ा

Arup Singh



भारत सरकार, नई दिल्ली
Unique Identification Authority of India

Address:
S/O: Arup Singh, deshbikrithu nagar,
sabujsangha club, Rajpur Sonarpur (M)
South 24 Parganas,
West Bengal - 700152



6588 2579 7912

Major Information of the Deed

Deed No :	I-1603-03484/2026	Date of Registration	26/02/2026
Query No / Year	1603-2000505940/2026	Office where deed is registered	
Query Date	23/02/2026 8:12:49 AM	P.S.N. : III SOUTH 24 PARGANAS, District South 24 Parganas	
Applicant Name, Address & Other Details	P K Roy Sonarpur, Thana : Sonarpur, District : South 24 Parganas, WEST BENGAL, PIN - 700153 Mobile No. : 7439440973, Status : Seller firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4.50] Other than Immovable Property, [No. of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 75,33,335/-		
Stamp Duty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article 48(g))	Rs. 132/- (Article 1, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant by issuing the assentment slip.(Urban area)		

Land Details :

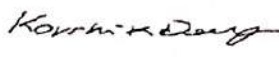
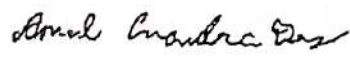
District: South 24 Parganas, P.S.- Sonarpur, Municipality: RAIPUR SONARPUR, Rake: Rabindranagar Road, Mouza: Laskarpur, , Ward No. 30, Holding No:270 JI No: 57, Pin Code : 700153

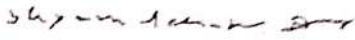
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-855 (RS -)	LR-213	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	35,20,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
L2	LR-1015 (RS -)	LR-213	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	20,63,335/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
L3	LR-944 (RS -)	LR-213	Bastu	Bastu	1 Katha 5 Chatak 15 Sq Ft	1/-	19,60,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
TOTAL :					6.6Dec	3 1/-	75,33,335 1/-	
Grand Total :					6.6Dec	3 1/-	75,33,335 1/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 1/-	30,000 1/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Koushik Dey Son of Late Kamal Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office	Photo  26/02/2026	Finger Print  Captured LTI 26/02/2026	Signature  26/02/2026
	, Rabindranagar, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: bzxxxxxx2l, Aadhaar No: 72xxxxxxxx4111, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office			
2	Name Mr Bikash Dey Son of Late Bimal Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office	Photo  26/02/2026	Finger Print  Captured LTI 26/02/2026	Signature  26/02/2026
	, 23, Chandranath Chatterjee Street, City:- , P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ahxxxxxx5q, Aadhaar No: 67xxxxxxxx0347, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office			
3	Name Mr Amal Dey, (Alias: Mr Amal Chandra Dey) Son of Late Naresh Chandra Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office	Photo  26/02/2026	Finger Print  Captured LTI 26/02/2026	Signature  26/02/2026
	, 23, Chandranath Chatterjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: aoxxxxxx1f, Aadhaar No: 39xxxxxxxx4066, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office			

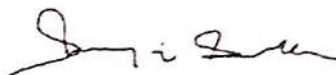
4	Name	Photo	Finger Print	Signature
	Mr Shyamal Chandra Dey Son of Late Naresh Chandra Dey Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office		 Captured	
		26/02/2026	LTI 26/02/2026	26/02/2026
	, 23, Chandranath Chatterjee Road, City:- Kolkata, P.O:- Bhawanipore, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: asxxxxxx2d, Aadhaar No: 41xxxxxxx6104, Status :Individual, Executed by: Self, Date of Execution: 26/02/2026 , Admitted by: Self, Date of Admission: 26/02/2026 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S. K. S. Realty Hub Private Limited Ramkrishna Apartment, Ground Floor, E-185, Ramgarh, City:- Kolkata, P.O:- Ramgarh, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX5 , PAN No.:: abxxxxxx9g, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details .

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sujit Saha Son of Late Amar Chandra Saha Date of Execution - 26/02/2026 , , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office		 Captured	
	Feb 26 2026 2:32PM	LTI 26/02/2026	26/02/2026	
	, 521, Peyara Bagan, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: amxxxxxx3p, Aadhaar No: 89xxxxxxxx3461 Status : Representative, Representative of : S. K. S. Realty Hub Private Limited (as Director)			
2	Name	Photo	Finger Print	Signature
	Mr Swarnavo Saha (Presentant) Son of Mr Sujit Saha Date of Execution - 26/02/2026 , , Admitted by: Self, Date of Admission: 26/02/2026, Place of Admission of Execution: Office		 Captured	
	Feb 26 2026 2:32PM	LTI 26/02/2026	26/02/2026	

, 521, Peyarabagan, City:- , P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX5 , PAN No.:: sfxxxxxx1e, Aadhaar No: 99xxxxxxxx3849 Status : Representative, Representative of : S. K. S. Realty Hub Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arup Singh Son of Mr Ajit Singh Deshbandhu Nagar, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152		 Captured	
	26/02/2026	26/02/2026	26/02/2026

Identifier Of Mr Koushik Dey, Mr Bikash Dey, Mr Amal Dey, Mr Shyamal Chandra Dey, Mr Sujit Saha, Mr Swarnavo Saha

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-0.55 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Koushik Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft
2	Mr Bikash Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft
3	Mr Amal Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft
4	Mr Shyamal Chandra Dey	S. K. S. Realty Hub Private Limited-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24 Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, Ward No: 30, Holding No: 270 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 855, LR Khatian No:- 213	Owner: শক্তিধর শর্মা, Gurdian: শ্রী ও পুত্রবাসন শর্মা, Address: নিজ, Classification: বাড়ী, Area 0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1015, LR Khatian No:- 213	Owner: শক্তিধর শর্মা, Gurdian: শ্রী ও পুত্রবাসন শর্মা, Address: নিজ, Classification: বাড়ী, Area 0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 944, LR Khatian No:- 213	Owner: শক্তিধর শর্মা, Gurdian: শ্রী ও পুত্রবাসন শর্মা, Address: নিজ, Classification: null, Area 0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160303484 / 2026

On 26-02-2026

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:03 hrs on 26-02-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Swarnavo Saha ,.

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 75,63,335/-

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

Execution is admitted on 26/02/2026 by 1. Mr Koushik Dey, Son of Late Kamal Dey, , Rabindranagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 2. Mr Bikash Dey, Son of Late Bimal Dey, , 23, Chandranath Chatterjee Street, P.O: Bhawanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Mr Amal Dey, Alias Mr Amal Chandra Dey, Son of Late Naresh Chandra Dey, , 23, Chandranath Chatterjee Road, P.O: Bhawanipore, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 4. Mr Shyamal Chandra Dey, Son of Late Naresh Chandra Dey, , 23, Chandranath Chatterjee Road, P.O: Bhawanipore, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr Arup Singh, , Son of Mr Ajit Singh, Deshbandhu Nagar, P.O: Panchpota, Thana: Sonarpur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

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

Execution is admitted on 26-02-2026 by Mr Sujit Saha, Director, S. K. S. Realty Hub Private Limited (Private Limited Company), Ramkrishna Apartment, Ground Floor, E-185, Ramgarh, City:- Kolkata, P.O:- Ramgarh, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Arup Singh, , Son of Mr Ajit Singh, Deshbandhu Nagar, P.O: Panchpota, Thana: Sonarpur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

Execution is admitted on 26-02-2026 by Mr Swarnavo Saha, Director, S. K. S. Realty Hub Private Limited (Private Limited Company), Ramkrishna Apartment, Ground Floor, E-185, Ramgarh, City:- Kolkata, P.O:- Ramgarh, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Arup Singh, , Son of Mr Ajit Singh, Deshbandhu Nagar, P.O: Panchpota, Thana: Sonarpur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2026 12:48PM with Govt. Ref. No: 192025260490919888 on 24-02-2026, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 2501164252422 on 24-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31413, Amount: Rs.1,000.00/-, Date of Purchase: 23/02/2026, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/02/2026 12:48PM with Govt. Ref. No: 192025260490919888 on 24-02-2026, Amount Rs: 9,020/-, Bank: SBI EPay (SBlePay), Ref. No. 2501164252422 on 24-02-2026, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 106832 to 106874
being No 160303484 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.03.12 13:48:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/03/2026

DISTRICT SUB-REGISTRAR

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

West Bengal.