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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 007471

Certified that the Documents is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this documents are the part of this document.

A.R.A.
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08 JAN 2026

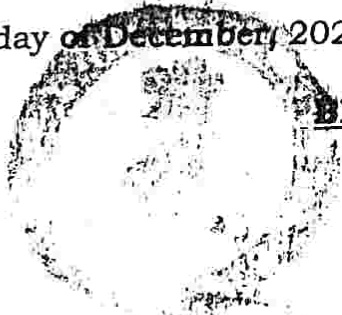
Additional Registrar
of Assurance-I, Kolkata

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on

this 31st day of December, 2025;

BETWEEN



(Handwritten signature)

037607
No. 08 DEC 2025
08 DEC 2025

Sri Naba Kumar Chakrabarty
Chakrabarty para, Jagaddal
24 pp(x)

037607

Soumitra Chandra
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kolkata



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 JAN 2026

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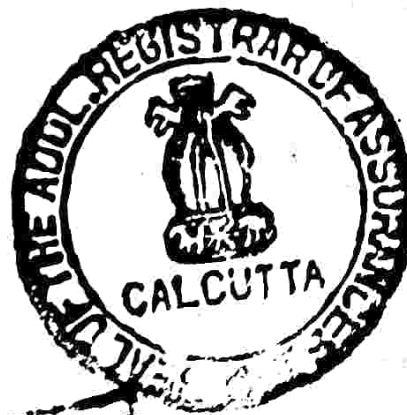
SHRI NABA KUMAR CHAKRABORTY alias **SHRI NABO KUMAR CHAKRABORTY** (PAN: ACSPC5522H & Aadhaar No. 2831 5077 6692 & Voter Card No. WB/23/109/705367) son of Shri Mihirlal Chakraborty, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Chakraborty Para, Jagaddal, Post Office - Daskhin Jagaddal, Police Station - Sonarpur, District South 24 Parganas, hereinafter referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and nominees) of the **ONE PART**.

AND

M/S DAFFODIL REALTY (PAN: AAWFD1759K) a partnership firm, incorporated under the Indian Partnership Act, 1932 and subsequent Amendment thereto having its Registered office at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, represented by its Partners namely (1) **SMT. ILA ROY** (PAN: AFUPR6604L, Aadhaar No. 2183 6556 0187 & Voter Card No. **LMW4699161**) wife of Shri Alope Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6, Milan park, Post Office - Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, West Bengal and (2) **SHRI SUBHASHIS ROY** (PAN: AERPR5625K, Aadhaar No. 9054 5720 4730 & Voter Card No.

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ADD. PRINCIPAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 JAN 2026

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WB/18/108/582369) son of Late Subodh Chandra Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 16, Milan park, Post Office - Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successor-in-office, successor -in-interest, nominees and/or assigns) of the **OTHER PART**.

WHEREAS Shri Gerija Prasad Mukhopadhyay, Saradendu Mukhopadhyay and Jagadananda Mukhopadhyay were original recorded owners of the landed property measuring about 84 sataks /Decimals Be the same little more or less lying and situate at Mouza - Jagaddal, J.L. no. 71 within Touzi No. 84, appertaining to R.S. Khatian No. 972, comprised in Dag No. 985 and Dag No. 986, within the limits of Rajpur Sonarpur Municipality at present Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (jagaddal) also known as 35, B.C. Roy Road, Police Station Sonarpur, District South 24 Parganas;



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**ADDITIONAL REGISTRAR
OF ASSURANCES-I. KOLKATA**
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AND WHEREAS by a Deed of Conveyance dated 18th November, 1966 made between Shri Jagadananda Mukhopadhyay the beneficial owner therein referred to as the owner and one Shri Lakshmi Charan Ghosh the purchaser therein and for the consideration mentioned therein and as such the vendor therein named granted, sold, conveyed, transferred, assigned and assured unto in favour of the purchaser therein in respect of **ALL THOSE** the piece and parcel of Bagan Land as recorded in the records of rights measuring about 1 (one) Bigha 0 (zero) chittak 9 (nine) sq. ft. be the same little more or less lying and situate at Mouza - jagaddal, J.L. NO. 71, within Touzi No. 84 appertaining to R.S. Khatian No. 972 comprised in Dag No. 985 and Dag No. 986, within the limits of Rajpur Sonarpur Municipality at present Holding no. 268, Dr. B.C. Roy road (Jagaddal) also known as 35, B.C. Roy Road at present Ward No. 26, Police Station Sonarpur, District South 24 Parganas, absolutely forever; the said deed of Conveyance was duly registered at D.R.O. Alipore, District 24 Parganas and recorded in Book No.I, Volume No. 104, page 263 to 289, being no. 5572, for the year 1966;

AND WHEREAS by virtue of aforesaid registered Deed of Conveyance dated 18th November, 1966 the said Shri Laskhmi



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REGISTRAR OF ASSURANCES
OFFICE-1, RAJABAZAR
2 JAN 2026

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Charan Ghosh the purchaser therein named having taken khas possession and enjoying the said all right, title and interest without any interruption from any corner and without facing any troubled, litigation, claims and demands from any corner of the said property as aforesaid;

AND WHEREAS the said Laxshmi Charan Ghosh have decided to formulate the various scheme for selling the aforesaid landed property at length divided and demarcated the entire property into 4 (four) members of plots citing 10' (feet) common passage through the project by enrolling his name in the record of Rajpur Sonarpur Municipality conveyed therein to the intending buyers from time to time;

AND WHEREAS by a Deed of Conveyance dated 16th day of August, 1980 made between Shri Lakshmi Charan Ghosh therein referred to as the vendor and Shri Jayanta Kumar Sen, son of Shri Dinendra Nath Sen residing at 32, Jakaria Street, Police Station - Jorasanko, Kolkata - 700 007 therein referred to as the purchaser and for the consideration mentioned therein and as such the vendor therein named granted, conveyed, sold, transferred, assign and assured unto in favour of the purchaser in respect of **ALL THAT** piece and parcel of Bagan land measuring about 3 (three) Cottahs 8 (eight)



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 JAN 2026

Chittaks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights and liberties whatsoever lying and situate at Mouza - Jagaddal, J.L. no. 71, Touzi No. 84, appertaining to R.S. Khatian No. 972, comprised in R.S. Dag No. 985(P) within the limits of formerly Rajpur Sonarpur Municipality Ward No. 24 at present Ward No. 26, being Rajpur Sonarpur Municipality Holding No. 35, Dr. B.C. Roy Road (Jagaddal) Police Station - Sonarpur, District - South 24 Parganas, absolutely forever. The aforesaid Deed of Conveyance was duly registered at District Registrar Alipore, District 24 Parganas and recorded in Book No.I, Volume No. 220, being no. 6962 for the year 1980;

AND WHEREAS by virtue of the aforesaid registered Deed of Conveyance dated 16th August, 1980 the said Shri Jayanta Kumar Sen was sole and absolute owner in respect of **ALL THAT** the piece and parcel of land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi easement rights and liberties whatsoever lying and situated at Mouza - Jagaddal, J.L. No. 71, Touzi No. 84, appertaining to R.S. Khatian No. 972, comprised in R.S. Dag No. 985(P) within the limits of Rajpur Sonarpur Municipality Ward No. 26, being Rajpur Sonarpur Municipality

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**ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA**
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Holding No. 35, Dr. B.C. Roy Road, Police Station - Sonarpur, District 24 Parganas and the said Shri Jayanta Kumar Sen mutated and recorded his name before the BL & LRO Government of West Bengal and Rajpur Sonarpur Municipality as a owner thereof and enjoying the said property without any interruption from any corner;

AND WHEREAS while in the possession and enjoying the said landed property by the said Shri Jayanta Kumar Sen and due to urgent need of money the said Shri Jayanta Kumar Sen have decided sale the aforesaid property to any intending purchaser/ purchasers;

AND WHEREAS by a Deed of Conveyance dated 21st day of February, 2005 made between Shri Jayanta Kumar Sen, son of shri Dinendra Nath Sen, residing at 32, Jakaria Street, Police Station - Jorasanko, Kolkata - 700 007, therein referred to as the vendor and Shri Naba Kumar Chakraborty, son of Late Mihir Lal Chakraborty, residing at Chakraborty Para, Dakshin Jagaddal, Police Station Sonarpur, District South 24 Parganas therein referred to as the purchaser and for the consideration mentioned therein and as such vendor therein named granted conveyed, sold, transfer, assign and assured unto in respect of **ALL THAT** the piece and parcel of Bagan



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REGISTRAR OF COMPANIES
CALCUTTA
2 JAN 2026

land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights liberties whatsoever lying and situate at Mouza Jagaddal, J.L. no. 71, Touzi No. 84, appertaining to R.S. Khatian No. 972 comprised in R.S. Dag No. 985(P), being Rajpur Sonarpur Municipality Holding/Premises No. 35, Dr. B.C. Roy Road, Ward No. 24, Police Station – Sonarpur, District South 24 Parganas, absolutely forever. The said Deed of Conveyance was duly registered at Additional District Sub Registrar, Sonarpur, District South 24 Parganas and recorded in Book No.I, Volume No. 38, page 141 to 154, being no. 1963 for the year 2005;

AND WHEREAS by virtue of the Registered Deed of Conveyance dated 21st day of February, 2005 said Shri Naba Kumar Chakrbaorty is sole and absolute owner in respect of **ALL THAT** the piece and parcel of Bagan land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights and liberties, whatsoever lying and situate at Mouza – Jagaddal, J.L. no. 71, Touzi No. 87 appertaining to R.S. Khatian No. 972, comprised in R.S. Dag No. 985(P) being commonly known as 35, Dr. B.C. Roy Road, Ward No. 24, Police Station – Sonarpur, District South 24 Parganas and

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ADDITIONAL REGISTRAR
OF COMPANIES I, KOLKATA
2 JAN 2026

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said Shri Naba Kumar Chakraborty mutated his name before the L.R. Record before the B.L. & L.R.O. Govt. of West Bengal and said land recorded as L.R. Khatian No. 2468, L.R. Dag No. 1135 and Rajpur Sonarpur Municipality and the said property re-numbered as Rajpur Sonarpur Municipality Holding no. 268, Dr. B.C. Roy Road (Jagaddal) Ward No. 26, Police Station - Sonarpur, District South 24 Parganas and the said Shri Naba Kumar Chakraborty the owner/vendor herein enjoying the said property without any interruption from any corner and paying all the rates and taxes whatsoever before the concerned department time to time in accordance with law;

AND WHEREAS thereafter said Shri Naba Kumar Chakraborty the owner herein is seized, possessed and otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less together with all easement and quasi-easement rights and liberties whatsoever lying and situate at Mouza Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot/ Dag No. 1135, being Rajpur Sonarpur Municipality Holding no. 268, Dr. B.C. Roy Road, formerly Ward No. 24, at present Ward No. 26,



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**ADDITIONAL REGISTRAR
OF ASSURANCES - I, KOLKATA**
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Police Station - Sonarpur, District South 24 Parganas. The said property is free from all sorts of encumbrance;

AND WHEREAS the said Shri Naba Kumar Chakraborty the owner herein while in the possession and enjoying the said property he have decided to raise a multi storied building upon the said landed property through competent Developer/ Promoter but owner herein realize that it would not be possible for him to raise such multi storied building upon the said landed property out of his own costs and expenses and as such owner herein approached the M/s Daffodil Realty the partnership Firm having its registered office at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084 they carrying on business of construction of multi storied building that after considering the proposal of the owner herein and the developer herein agreed to develop and/or construct the multi storied building upon the said property at its own costs and expenses on certain terms and conditions contain mentioned therein;

AND WHEREAS thereafter said Naba Kumar Chakraborty alias Nabo Kumar Chakraborty the owner herein was entered into a Development Agreement on 14.03.2024 made between Shri Naba Kumar Chakraborty son of Shri Mihirlal Chakraborty residing at





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Chakraborty Para, Jagaddal, Post Office Daskhin Jagaddal, Police Station - Sonarpur, District South 24 Parganas therein referred to as the owner and M/s Daffodil Realty a partnership firm, having its registered office at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas, represented by its partners namely (1) Smt. Ila Roy, wife of Shri Aloke Roy, residing at 6, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas and (2) Shri Subhashis Roy, son of Late Subodh Chandra Roy, residing at 16, Milan Park, Post Office - Garia, Police Station- Patuli, Kolkata - 700 0084, District South 24 Parganas, as a Developer and the terms and conditions contained therein written; The said Development Agreement was duly registered at Additional Registrar of Assurance -I, Kolkata and recorded in Book No.I, Volume No. 1901-2024, pages from 89549 to 89582, being no. 190102258 for the year 2024. Subsequently the said Shri Naba Kumar Chakraborty was executed the development Power of Attorney in favour of the Developer and appoint Smt. Ila Roy, wife of Shri Aloke Roy, residing at 6, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas and Shri Subhashis Roy, son of Late Subodh Chandra Roy, residing at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24





ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
2 JAN 2026

Parganas also partners of M/s Daffodil Realty having its registered office at 16, Milan Park, Post Office Garia, Police Station - Patuli, Kolkata - 700 084, District South 24 Parganas as his lawful constituted Attorney in accordance with law. The said Development Power of Attorney was duly registered on 14th March, 2024 at Additional Registrar of Assurances -II, Kolkata and recorded in Book No.I, Volume No. 1901-2024, pages from 89691 to 89713, being No. 190102264 for the year 2024.

AND WHEREAS in pursuance of the Register Development Agreement and Development Power of Attorney dated 14th day of March, 2024 the Developer herein therein have sanction the G+3 storied building upon the said property/ premises from Rajpur Sonarpur Municipality Building Department being **B.S. No. SWS-OBPAS/2207/2024/1677 for the year 2024** in accordance with law;

AND WHEREAS now at present the owner herein is seized, possessed and otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of vacant Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. be the same little more or less along with all easement and quasi-easement rights and



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ADDITIONAL REGISTRAR
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liberties with all common areas, amenities facilities and privileges whatsoever of the said new proposed building, lying and situate Mouza - Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot /Dag No. 1135, being Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, hereinafter referred to as the "**SAID PROPERTY/ PREMISES**" more fully particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the parties herein have mutually decided to identified there allocations (Owner's Allocation and Developer's allocation) under these presents for avoid the future litigation;

AND WHEREAS in the circumstances stated above the owner herein is entitled to get **ALL THAT** the 33.33% (Thirty Three point thirty three percent) Carpet area more or less of residential portion/area together with **ALL THAT** the 37.69% (thirty seven point sixty nine percent) carpet area more or less on the ground floor, commercial portion/ area along with 1 (one) Covered dependent Car Parking



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space Northern Side, on the ground floor, measuring about 141 sq. ft. more or less of the said proposed building name and known as "DAFFODIL ESTATE" along with non-refundable sum of Rs. 9,00,000/- (Rupees Nine Lakhs) only along with undivided undermarked impartible proportionate share and/or interest of vacant land and land underneath the building with all easement and quasi-easement right, liberties -with right to use and enjoyment of all common areas amenities and facilities whatsoever of the said premises and proposed new building lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address), Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, West Bengal, Pin code - 700 157 hereinafter after referred to "OWNER'S ALLOCATION" more fully particularly described in the **SECOND SCHEDULE** hereunder written;

AND WHEREAS subsequently the Developer's herein is entitled to get the remaining area i.e. **ALL THAT** the 66.67% (Sixty Six Point sixty seven percent) Carpet area more or less of the residential portion/ area together with **ALL THAT** the 62.31% (sixty two point





REGISTRAR GENERAL
OF WEST BENGAL CLASS-1, KOLKATA
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thirty one percent) carpet area more or less on the ground floor, commercial portion/ area together with 1 (one) covered dependant car parking space, Southern side, on the ground floor measuring about 140 sq. ft. more or less along with undivided undermarcated impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the new proposed building and premises/ property whatsoever of the new proposed building name and known as "DAFFODIL ESTATE" lying and situated at Rajpur Sonarpur Municipality, Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address) Ward No. 26, Police Station - Sonarpur, District South 24 Parganas hereinafter referred to as "DEVELOPER'S ALLOCATION" more fully particularly described in the **THRID SCHEDULE** hereunder written;

NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. If necessary that the owner herein hereby agrees and covenant with the Developer that owner herein shall sign execute and



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ADDITIONAL REGISTRAR
OF ASSURANCES-I. KOLKATA
2 JAN 2026

registered all the Deed of Conveyance and Agreement for Sale, whatsoever in favour of the Developer's nominated intending purchaser or purchasers in respect of the Developer's Allocation more fully particularly described in the **THIRD SCHEDULE** hereunder written in terms of these presents.

2. That all the original deeds and documents whatsoever kept in the owner herein and the owner's shall produce the same before the bank and/or any financial authority/ institution for the purpose of selling the Developer's Allocation in accordance with law.
3. That the Developer shall obtain the completion certificate in respect of new building from Rajpur Sonarpur Municipality Building Department in accordance with law on or before the possession of the Owner's Allocation to the owner. If any dispute arises between the parties hereto regarding the area and measurement of the owner's allocation that such, dispute will be dissolve by the parties by mutual understanding in accordance with law.
4. It is specifically mentioned that under these presence the Developer herein shall sell the Developers allocation more fully, particularly described in the **THIRD SCHEDULE** hereunder written to any intending purchaser/ purchasers and received all the consideration money/ amount whatsoever from the intending purchaser/ purchasers and deposit the said amount to their Bank



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ADDITIONAL REGISTRAR,
OF ASSURANCES-1, KOLKATA.
2 JAN 2026

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Account in that event owner shall not claim such consideration amount or money from the Developer under any circumstances.

5. The owner herein is liable to pay the proportionate share of common expenses on and from the date of possession in respect of the Owner's Allocation more fully particularly described in the **FOURTH SCHEDULE** hereunder written.

6. That the principal Deeds (Development Agreement dated 14th March, 2024 shall be rectified and corrected in the following manner, namely:-

- a) In the page 2 I (a) in the Principal Deed (Development Agreement dated 14th March, 2024) for the words Gnanadananda Mukhopadhyay the words Jagadananda Mukhopadhyay should be substituted and read.
- b) in the page 3(a) 3rd line in the principal deed (Development Agreement dated 14th March, 2024) for the words recorded in Book No.I, pages from 263 to 289, being no. 5571 for the year 1965 the words recorded in Book No.I, pages from 263 to 289, being no. 5572 for the year 1966 should be substituted and read.
- c) In the page 3 I (c) in the Principal Deed (Development Agreement dated 14th March, 2024) for the words recorded in Book No.I, Volume No. 20, being no. 6962 for the year 1966 the words recorded in Book No.I, Volume No. 20, being no. 6962 for the year 1980 should be substituted and read.
- (d) In the page 21, 1st line in the Principal Deed (Development Agreement dated 14th March, 2024) for the words purchasers for the words developer should be substituted and read.

That as rectified and modified as aforesaid the principal Deeds (Development Agreement dated 14th March, 2024 shall remain in full force and effect.



REGISTRAR
OF ASSURANCES - I, KOLKATA
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THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said property/ premises)

ALL THAT the piece and parcel of vacant Bastu land measuring about 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) sq. ft. along with all easement and quasi-easement rights and liberties with all proposed common areas, amenities facilities and privileges whatsoever lying and situate Mouza - Jagaddal, J.L. no. 71, Touzi No. 84, R.S. Khatian No. 972, R.S. Dag No. 985 at present L.R. Khatian No. 2468, L.R. Plot /Dag No. 1135, being Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road, Ward No. 26, Police Station - Sonarpur, District South 24 Parganas, West Bengal, Pin Code 700151 and butted and bounded in the following manner:-

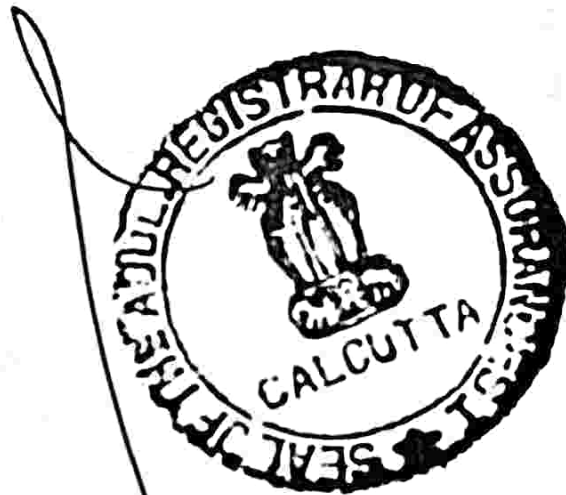
- ON THE NORTH** : By Plot No. 2;
ON THE SOUTH : By 10.712 Meter wide Dr. B.C. Roy Road;
ON THE EAST : By R.S. Dag/ Plot No. 1044;
ON THE WEST : By 10 ft. wide common passage/ Road;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Owner's Allocation)

PART -I

ALL THAT the 33.33% (Thirty Three point thirty three percent) Carpet area more or less of residential portion/area together with **ALL THAT** the 37.69% (thirty seven point sixty nine percent) carpet area more or less on the ground floor, commercial portion/ area together with 1 (one) Covered dependent Car Parking space Northern Side, on the ground floor, measuring about 141 sq. ft. more or less of the said proposed building name and known as "**DAFFODIL ESTATE**" along with non-refundable sum of Rs.9,00,000/- (Rupees Nine Lakhs) only along with undivided undermarked impartiable proportionate share and/or interest of vacant land and land underneath the building with all easement and quasi-easement right, liberties -with right to use and enjoyment of all common areas



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 JAN 2026

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amenities and facilities whatsoever of the said premises and proposed new building lying and situate at Rajpur Sonarpur Municipality Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also known as 35, Dr. B.C. Roy Road (postal address), Ward No. 26, Police Station – Sonarpur, District South 24 Parganas, West Bengal, Pin code – 700 157.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the Developer's Allocation)

ALL THAT the 66.67% (Sixty Six Point sixty seven percent) Carpet area more or less of residential portion/ area together with **ALL THAT** the 62.31% (sixty two point thirty one percent) carpet area more or less on the ground floor, commercial portion/ area together with 1 (one) covered dependant car parking space, Southern side, on the ground floor measuring about 140 sq. ft. more or less along with undivided undermarked impartiable proportionate share and/or interest of the vacant land and land underneath the building with all easement and quasi-easement right liberties with right to use and enjoyment of all common areas amenities and facilities whatsoever of the new proposed building and premises/ property whatsoever of the new proposed building name and known as "**DAFFODIL ESTATE**" lying and situated at Rajpur Sonarpur Municipality, Holding No. 268, Dr. B.C. Roy Road (Jagaddal) also

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ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
2 JAN 2026.

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known as 35, Dr. B.C. Roy Road (postal address) Ward No. 26,
Police Station - Sonarpur, District South 24 Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Expenses)

1. The expenses for maintenance, operating white washing, painting, charging or replacing or shifting, redecorating and cleaning, lighting of all common areas the outer walls of the building, parking space, boundary walls, staircase, roof of foundation wall, main gate landing water and sanitary pipes etc. and all other space and installations for common use.
2. Cost of all, fuel etc. for running generator (if install) from time to time.
3. Cost of periodically inspecting servicing maintaining electrical and mechanical equipments i.e. lift and other plant and machinery in the building.
4. Cost of the salaries, wages, fees and remuneration of caretakers, durwans, sweepers, mistries workmen and experts engaged and hired for the common purposes.
5. Such other or further expenses as are deemed necessary and/or incidental for the maintenance and upkeepment of the building and general common and facilities and/or for any other accounts whatsoever.

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REGISTRAR
GENERAL
2 JAN 2026

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

SIGNED, SEALED AND DELIVERED

by withinnamed 'OWNER' at Kolkata in

the presence of:

1. Rajas Barua,
Advocate,
High Court, Calcutta,
Bar Association Room No-6

Naba Kumar Chakraborty
alias Naba Kumar Chakraborty
SIGNATURE OF THE OWNER

2. Swarnika Roy
(SWARNIKA ROY)

18, MILAN PARK, GARIA, KOLKATA - 700084

SIGNED, SEALED AND DELIVERED

by withinnamed 'DEVELOPER' at
Kolkata in the presence of:

1. Rajas Barua,
Advocate,
High Court, Calcutta,
Bar Association Room No-6

2. Swarnika Roy
(SWARNIKA ROY)

16, MILAN PARK, GARIA,
KOLIKATA - 700084

DAFFODIL REALTY

1. Gla Roy
2. Subh Roy

Partners

SIGNATURE OF THE DEVELOPER

Drafted by

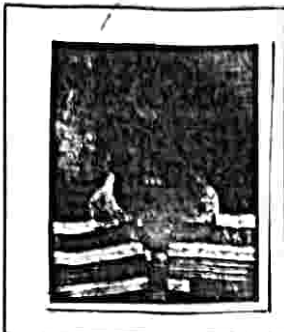
Rajas Barua,

(RAJAS BARUA).

Advocate,
High Court, Calcutta,
Enrolment No. WB/921/1993,

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SPECIMEN FORM FOR TEN FINGERPRINTS



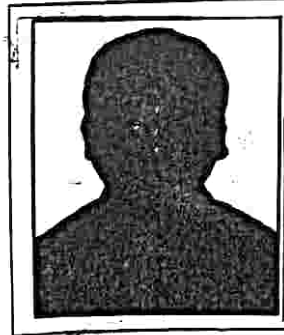
Nababehn Chakraborty
alias
Nababehn Chakraborty

NABABEHN CHAKRABORTY ALIA NABABEHN CHAKRABORTY	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



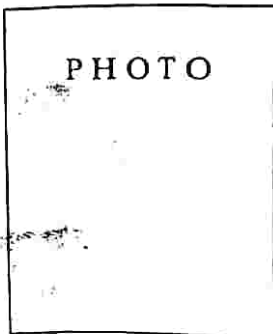
Ila Roy

ILA ROY	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Subhashis Roy

SUBHASHIS ROY	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010120262041346457

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GRIPS Payment Detail

GRIPS Payment ID:	010120262041346457	Payment Init. Date:	01/01/2026 18:58:13
Total Amount:	7420	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6459371890135	BRN Date:	01/01/2026 18:58:34
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms Daffodil Realty
Mobile: 7439779662

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260413464588	Directorate of Registration & Stamp Revenue	7420
Total			7420

IN WORDS: SEVEN THOUSAND FOUR HUNDRED TWENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192025260413464588

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GRN Details

GRN:	192025260413464588	Payment Mode:	SBI Epay
GRN Date:	01/01/2026 18:58:13	Bank/Gateway:	SBIePay Payment Gateway
BRN:	6459371890135	BRN Date:	01/01/2026 18:58:34
Gateway Ref ID:	128975884	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	010120262041346457	Payment Init. Date:	01/01/2026 18:58:13
Payment Status:	Successful	Payment Ref. No:	2003297944/1/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms Daffodil Realty
Address:	16, Milan Park, Garia, Kolkata-700084
Mobile:	7439779662
Period From (dd/mm/yyyy):	01/01/2026
Period To (dd/mm/yyyy):	01/01/2026
Payment Ref ID:	2003297944/1/2025
Dept Ref ID/DRN:	2003297944/1/2025

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003297944/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	6520
2	2003297944/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2003297944/1/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	7420

IN WORDS: SEVEN THOUSAND FOUR HUNDRED TWENTY ONLY.

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Major Information of the Deed



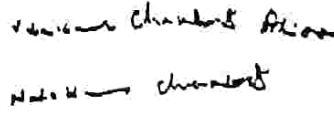
Deed No :	I-1901-00158/2026	Date of Registration	08/01/2026
Query No / Year	1901-2003297944/2025	Office where deed is registered	
Query Date	08/12/2025 2:10:19 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAJAS BARUA Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7439779662, Status :Deed Writer		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]
Set Forth value		Market Value	Rs. 35,25,002/-
Stampduty Paid(SD)		Registration Fee Paid	Rs. 3,484/- (Article:E, E, B, M(a), M(b), I)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District. South 24 Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 026, Holding No:268 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-1135 (RS :-)	LR-2468	Bastu Bastu	3 Katha 8 Chalak 18 Sq Ft		35,25,002/-	Width of Approach Road: 36 Ft.,
Grand Total :				5.8163Dec	0/-	35,25,002 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri NABO KUMAR CHAKRABORTY, (Alias: Shri Naba Kumar Chakraborty) Son of Shri MIHIRLAL CHAKRABORTY Executed by: Self, Date of Execution: 31/12/2025 , Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office	 08/01/2026	 Captured LTI 08/01/2026	 08/01/2026



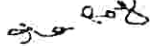


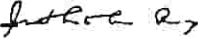
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Chakraborty Para, Jagaddal, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx2H, Aadhaar No: 28xxxxxxxx6692, Status :Individual, Executed by: Self, Date of Execution: 31/12/2025 , Admitted by: Self, Date of Admission: 08/01/2026 ,Place : Office

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	DAFFODIL REALTY 16. Milan Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt ILA ROY (Presentant) Wife of Shri Alope Roy Date of Execution - 31/12/2025 , , Admitted by: Self, Date of Admission: 02/01/2026, Place of Admission of Execution: Office	Photo  <small>Jan 2 2026 3:58PM</small>	Finger Print  <small>LTI 02/01/2026 Captured</small>	Signature  <small>02/01/2026</small>
	6, Milan Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: afxxxxxx4I, Aadhaar No: 21xxxxxxxx0187 Status : Representative, Representative of : DAFFODIL REALTY			
2	Name Shri SUBHASHIS ROY Son of Late Subodh Chandra Roy Date of Execution - 31/12/2025 , , Admitted by: Self, Date of Admision: 02/01/2026, Place of Admission of Execution: Office	Photo  <small>Jan 2 2026 3:58PM</small>	Finger Print  <small>LTI 02/01/2026 Captured</small>	Signature  <small>02/01/2026</small>
	16, Milanpark, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aexxxxxx5k, Aadhaar No: 90xxxxxxxx4730 Status : Representative, Representative of : DAFFODIL REALTY			

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Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJAS BARUA Son of Late Sudhir Ranjan Barua High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	02/01/2026	02/01/2026	02/01/2026

Identifier Of Shri NABO KUMAR CHAKRABORTY, Smt ILA ROY, Shri SUBHASHIS ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri NABO KUMAR CHAKRABORTY	DAFFODIL REALTY-5.81625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, , Ward No: 026, Holding No:268 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1135, LR Khatian No:- 2468	Owner:নবকুমার চক্রবর্তী, Gurdian:মিহিরলাল চক্রবর্তী, Address:চক্রবর্তীপাড়া দঃ জগদল . Classification:ঘাত, Area:0.06000000 Acre,	Shri NABO KUMAR CHAKRABORTY

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Endorsement For Deed Number : I - 190100158 / 2026

On 02-01-2026

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

Presented for registration at 15.29 hrs on 02-01-2026, at the Office of the A.R.A. - I KOLKATA by Smt ILA ROY,

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 35,25,002/-

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

Execution is admitted on 02-01-2026 by Smt ILA ROY,

Identified by Mr RAJAS BARUA, , Son of Late Sudhir Ranjan Barua, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-01-2026 by Shri SUBHASHIS ROY,

Identified by Mr RAJAS BARUA, , Son of Late Sudhir Ranjan Barua, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,484.00/- (B = Rs 3,000.00/- ,E = Rs 400.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 2,884.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/01/2026 6:58PM with Govt. Ref. No: 192025260413464588 on 01-01-2026, Amount Rs: 600/-, Bank: SBI FPay (SBlePay), Ref. No. 6459371890135 on 01-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by , by Stamp Rs 500 00/- , by online = Rs 6,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 37607, Amount: Rs.500.00/-, Date of Purchase: 08/12/2025, Vendor name: S CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/01/2026 6:58PM with Govt. Ref. No: 192025260413464588 on 01-01-2026, Amount Rs: 6,520/-, Bank: SBI EPay (SBlePay), Ref. No. 6459371890135 on 01-01-2026, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

**Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal**

On 08-01-2026

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.

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

Execution is admitted on 08/01/2026 by Shri NABO KUMAR CHAKRABORTY, Alias Shri Naba Kumar Chakraborty, Son of Shri MIHIRLAL CHAKRABORTY, Chakraborty Para, Jagaddal, P.O: Dakshin Jagaddal, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Service

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Identified by Mr RAJAS BARUA, . . . Son of Late Sudhir Ranjan Barua, High Court, Calcutta, P.O. GPO, Thana Hare Street. . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta
Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2026, Page from 6225 to 6255
being No 190100158 for the year 2026.

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Digitally signed by PRADIPTA KISHORE GUHA
Date: 2026.01.13 14:33:20 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 13/01/2026
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.