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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

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ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 277129

Certified that the document is admitted the Registration. The signature sheets and the endroesement sheet attached with the document are...

2- 2935320/25  
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*[Signature]*  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Allpore, South 24 Parganase

03 NOV 2025

THIS DEVELOPMENT AGREEMENT ALONGWITH DEVELOPMENT POWER OF ATTORNEY is made this the **3rd** day of **November**, Two Thousand and Twenty Five (2025)

BETWEEN

29 OCT 2025

19154

No.....Rs. 100/- Date.....

Name : .....D. K. Mishra.....Advocate

Address : .....High Court, Calcutta

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

03 NOV 2025

Identified by:

Abhijit Kumar Mishra  
son of Late Niranjan Mishra

vill - Neij Maitana

P.O. Battala

Dist. Purba Medinipur

Pin code - 721433

Law clerk

**SRI SHRIBASH PAUL (PAN-AJOPP9149G), (Aadhaar No. 9360 5312 9059)**, son of Late Surendra Nath Paul, by faith – Hindu, by Occupation-Service, by Nationality-Indian, residing at E-86, Madurdaha, Hossainpur, P.O. E.K.T.P., Kolkata-700107, hereinafter called the **“OWNER/FIRST PARTY”** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives ) of the **ONE PART**

**A N D**

**ARABI INFRA LLP, (PAN-ACLFA0464H)**, having its office at 635, Naskarhat, Tagore Park, Kolkata - 700 039, represented by its Authorized Signatory namely **MR. AVIK SAHA, (PAN-CCCPS4778R), Aadhar No.2811 5849 3464**, son of Sri Biplab Kumar Saha, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 635, Naskarhat, Tagore Park, P.S. Tiljala, Kolkata - 700 039, hereinafter called and the **“DEVELOPER/ SECOND PARTY”** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor/ successors, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**

**WHEREAS** by virtue of a registered Deed of Conveyance dated 30.04.1992, registered in the Office of District Sub- Registrar, Alipore and entered into Book No.1, Volume No. 145, at Pages 499 to 705, Deed No.7920 for the year 1993, the LAND OWNER herein purchased one plot of land measuring an area of 05 (Five) Cottahs situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, within K.M.C. Ward No. 108, formerly P.S. Tiljala, presently P.S. Anandapur, District

– South 24 Parganas, from the previous Owners namely Sri Anil Chandra Paul, son of Late Debendra Chandra Paul, residing at 100C, Dr Girindra Sekhar Basu Road, P.S. Tiljala, Kolkata - 700039.

**AND WHEREAS** the Land Owner recorded his names in the record of the B.L.& L.R.O. during L.R. Record of Right vide L.R. Khatian No.405 of L.R. Dag No.423, of Mouza – Madurdaha, J.L. No.12 and thereafter the LAND OWNER herein converted his land from “Beel” to “Bastu” vide Conversion Case No.40 of 2025 (Memo No.51A(C).MISC-40/2648/P/25 dated 16.04.2025).

**AND WHEREAS** thereafter the LAND OWNER herein recorded his name in the record of the K.M.C. known as **K.M.C. Premises No.2024, Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 108 morefully described in **SCHEDULE ‘A’** below.

**AND WHEREAS** the present **OWNER** herein is the owner and seized and possessed of All That the net land area measuring 05 (Five) Cottahs situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, corresponding to L.R. Dag No.423, under L.R. Khatian No.405, within the K.M.C. Premises **No.2024, Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 108 and the present **OWNER** is still in possession and has been enjoying his absolute ownership and possession of the said land and property which is free from all encumbrances and the present **OWNER** is the Owner of the land and property as described in the **SCHEDULE-‘A’** below, hereinafter called ‘the said property’.

**AND WHEREAS** the **OWNER** is very much desirous to construct a Ground Plus Three storied building with lift facility on his said property and to do and to make construction of a new building upon the said property the present **OWNER** has no fund to erect the building and they have also lack of experience in the construction at present situation. Upon knowledge of such desire the **DEVELOPER** herein has approached the **OWNER** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned below.

**AND WHEREAS** the party of the **SECOND PART/DEVELOPER** herein has also agreed to make the construction of the proposed Ground Plus Three storied building with lift facility in flat systems for residential purposes etc. in exchange of getting its cost of construction and his remuneration for supervision of such construction in kind of flats etc. i.e. the **OWNER** herein shall get **entire First Floor Flat area of the proposed building and another one Flat shall get from the North-East side of the Third Floor of the building and the OWNER shall also get Three Nos. of Car Parking Spaces on the Ground Floor(2 nos from front and 1no from middle row) North-West side of the proposed building and the DEVELOPER shall get entire Second Floor Flat area of the proposed building and another one Flat shall get from the North-East side of the Third Floor of the building and the DEVELOPER shall also get rest Ground Floor area of the proposed building (save and except the Owner's Allocation three Nos. of Car Parking Spaces on the Ground Floor North-West side of the proposed building). Besides the construction portion the DEVELOPER shall have to pay the OWNER a refundable sum of Rs.10,000/- (Rupees Ten thousand only) at the time of signing of this Agreement. This is called the OWNER'S ALLOCATION as**

morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNER** shall also enjoy the undivided proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the **DEVELOPER** shall enjoy the rest construction of the proposed building to be erected at the cost of the **DEVELOPER**.

**AND WHEREAS** the **DEVELOPER** shall get entire **Second Floor Flat** area of the proposed building and another one **Flat** shall get from the **North-West** side of the **Third Floor** of the building and the **DEVELOPER** shall also get rest **Ground Floor** area of the proposed building (save and except the **Owner's Allocation** three Nos. of **Car Parking Spaces** on the **Ground Floor** of the proposed building as mentioned above). The **DEVELOPER'S ALLOCATION** has been clearly mentioned and described in the **SCHEDULE "D"** hereunder written. Both the **OWNER** and the **DEVELOPER** shall have right to enjoy the common portions of the building as described below. The **DEVELOPER** shall erect the entire proposed **Ground Plus Three** storied building at its cost and its supervision and labour to be erected as per annexed **Specification** as well as the said sanctioned building plan to be sanctioned by **The Kolkata Municipal Corporation** and to meet up such expenses the **DEVELOPER** shall collect the entire money from the sale of the **DEVELOPER'S ALLOCATION** which shall be sold to the interested parties from whom the **DEVELOPER** shall collect the entire cost of construction as well as the cost of land in connection with the said flats etc.

**NOW THE AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

1. **DEFINITION** : Unless there is anything repugnant to the subject or context the term:
  - (a) **OWNER** : shall mean the party of the **FIRST PART** herein namely **SRI SHRIBASH PAUL**, son of Late Surendra Nath Paul, residing at E-86, Madurdaha, Hossainpur, P.O. EKTP, Kolkata-700107, and his legal heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives.
  - (b) **DEVELOPER** : shall mean **ARABI INFRA LLP**, having its office at 635, Naskarhat, Tagore Park, Kolkata - 700 039, represented by its Authorised namely **MR. AVIK SAHA**, son of Sri Biplab Kumar Saha, residing at 635, Naskarhat, Tagore Park, P.S. Tiljala, Kolkata - 700 039, Party of the **SECOND PART** herein for the time being and its respective successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
  - (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital portion.
  - (d) **PREMISES** : shall mean the Property measuring total land area of 05 (Five) Cottahs situated in Mouza – Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, corresponding to L.R. Dag No.423, under L.R. Khatian No.405, within the K.M.C. Premises No.2024, Madurdah, Assessee No.311080548891 within the K.M.C.

Ward No.108, Kolkata - 700 108, as mentioned and described in the **SCHEDULE 'A'** hereunder written.

- (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned multi-storied building plan with lift facility to be sanctioned by The Kolkata Municipal Corporation Borough Office – XII at the cost of the **DEVELOPER**.
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and Care Taker's room and toilet on the ground Floor of the proposed building, lift, meter space, water and water lines and all plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.
- (g) **OWNER'S ALLOCATION** : entire **OWNER'S ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNER** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.
- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** has been morefully described and mentioned in the **SCHEDULE "D"** hereunder written.

- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
  - (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the new ground plus three storied building with lift facility to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.
  - (k) **TRANSFER**: with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
  - (l) **TRANSFeree**: shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
  - (m) **PROJECT ADVOCATE'S** : **Mr. Somesh Mishra and his Associates, Advocate** shall act as the legal advisor of this project and shall do all the Agreement for Sale, Sale Deed etc. to be executed and registered in favour of the intending Purchaser(s).
2. **THIS AGREEMENT**: shall take effect from the date of execution of this agreement.
3. **THE OWNER DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as

**K.M.C. Premises No.2024,Madurdah, P.S.Ananadapur Kolkata – 700107, as described in the SCHEDULE 'A' below.**

- (b) That the said property is free from all encumbrances and the **OWNER** has a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property known as **K.M.C. Premises No.2024,Madurdah, P.S.Ananadapur Kolkata – 700107**, is free from all encumbrances, charges, liens lispens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.

**4. THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT as followings:**

- (a) That the **OWNER** has hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**. Before entering into this Agreement the **DEVELOPER** has gone through all the papers and Deeds related to this property and has been satisfied with the title of the property as described in the **SCHEDULE- A** below.
- (b)(i) **OWNER'S ALLOCATION:** The **DEVELOPER** shall give the **OWNER** as the **OWNER'S ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE- D** below.

- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/modification/verification of the sanctioned building plan from the appropriate authorities to be prepared signed and submitted by the **DEVELOPER** in the names of the **OWNER** at the cost of the **DEVELOPER** and if any alteration/modification for making further plans and/ or completion plans or revised plan etc as regards the proposed construction are required the **OWNER** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide all the copies of the building plan to the **OWNER** herein before submission of the same.
- (d) For that purpose of sanction of Building plan, all applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or further plans to be approved by the appropriate authorities the **DEVELOPER** shall sign and also appear, represent, before the concerned authorities on behalf of the **OWNER** in his name and on his behalf in connection with any or all of the matters aforesaid and the **OWNER**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project and the **DEVELOPER** shall bear the cost of the same.
- (e) That the **DEVELOPER** company shall erect the building in the said premises as per the said sanction building plan to be sanctioned and for the same the **OWNER** shall put his signature as and when necessary and during construction or after construction the **DEVELOPER** shall sell only the **Developer's Allocation** together with proportionate undivided land share and other common rights to the intending purchasers and

receive part or full consideration money from the sale of part or full of the **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**. During construction the **OWNER** shall have full right to sell his allocation to the intending purchasers and the **DEVELOPER** shall then give written co-operation to the **LANDOWNERS**.

- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus Three storied building with lift facility thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deem fit and proper by the **DEVELOPER** company for such construction of the said proposed building by first class building materials according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities along with installation of quality lift required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement. The **DEVELOPER** shall erect the building by first class building materials and make and complete the entire building with a full habitable condition strictly within the stipulated period.

- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** (excluding the Owners' Allocation) with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the names of the **OWNER** and represent him before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNER** shall not raise any objections for it on the contrary the **OWNER** shall give full co-operations to the **DEVELOPER** for doing the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office as well as annexed specifications of this agreement and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building. That the **DEVELOPER** shall hand over the possession of the **OWNER'S ALLOCATION** on and within **30 (Thirty) months from the date of sanctioned building plan** and it is also noted that the **OWNER** herein have handed over the vacant possession of the property to the **DEVELOPER** herein at the time of execution of this Development Agreement and if the **DEVELOPER** fails to hand over the possession of the **Owner's Allocation** within the stipulated period as mentioned above, then the **DEVELOPER** shall have to pay the sum of **Rs.10,000/- (Rupees Ten thousand only)** per month as penalty to the **OWNER** herein for such delay period till the

**date of handing over the possession of the OWNER'S ALLOCATION.**

- (k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir by installing the suitable pump and motor electric wiring and installations of quality lift and other electrical things and also other facilities as required to be provided in the new building to be constructed on Ownership basis and as mutually agreed upon.
5. **THE OWNER HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-
- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iv) The **DEVELOPER** shall sell the **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE 'D'** hereunder written **together with** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of **Developer's Allocation** and/or all other portions of the Car Parking Space of the new building from the **DEVELOPER'S ALLOCATION** as per the terms and

conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**. Be it noted that whenever the **OWNERS** herein shall sell their allocated portion to the Third Party, the **DEVELOPER** shall be the party in the said Deeds without raising any objection.

- (v) The **OWNER** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the **SCHEDULE** hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser(s) and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well as sewerage plan and drainage plan and to take water or electric connection and also drainage and sewerage connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc. by the Development Agreement alongwith Developer Power of Attorney.

6. **THE OWNER HEREIN EXECUTE THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The **OWNER** namely **SRI SHRIBASH PAUL, (PAN-AJOPP9149G), (Aadhaar No. 9360 5312 9059)**, son of Late Surendra Nath Paul, by faith –

Hindu, by Occupation-Service, by Nationality- Indian, residing at E-86, Madurdaha, Hossainpur, P.O. EKTP, Kolkata-700107, do hereby appoint **ARABI INFRA LLP, (PAN-ACLFA0464H)**, having its office at 635, Naskarhat, Tagore Park, Kolkata - 700 039, represented by its Authorised namely **MR. AVIK SAHA, (PAN-CCCPS4778R), Aadhar No.2811 5849 3464**, son of Sri Biplab Kumar Saha, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 635, Naskarhat, Tagore Park, P.S. Tiljala, Kolkata - 700 039, as his lawful Attorney on his behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE** below:

1. To look after and manage the property on behalf of the **OWNER/PRINCIPAL**.
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Three storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNER** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.
3. To cause mutation of the said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to

The Kolkata Municipal Corp[oration as and when necessary on my behalf.

4. To cause mutation and/or conversion of my Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. as and when necessary on my behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and the attorney shall sign completion plan all of the building and do all the acts related thereto.
6. To appear and represent on behalf of the PRINCIPAL i.e. LAND OWNER herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.

7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit the same before the authority concerned and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
9. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as my said Attorney shall think fit and proper.
10. To apply for obtaining electricity-connection from CESC and to install the main electric meter and also gas connection and also for installation of lift in the Premises and to do all the acts related thereto. The Attorney shall take telephone or other connections in the Premises and also install electric transformer in the said property if required and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications,

documents on our behalf and shall do all the acts and deeds on my behalf and my attorney shall execute and sign all the papers related thereto.

11. My Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all papers related thereto for the sanction of such drainage and sewerage connection and also sign internal and external drainage drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on my behalf.
12. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid at the cost of the attorney and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
13. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things related thereto as the said Attorney may deem fit and proper.
14. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE D** of this **registered Development Agreement** excluding the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE B** of the said registered Development Agreement. The **DEVELOPER** shall do all the acts on **Developer's Allocation** on behalf of the **LAND OWNER/PRINCIPAL**.

15. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, Deed of Declaration and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE-D** of the said registered Development Agreement excluding the **OWNER'S ALLOCATION** as mentioned in the **SCHEDULE- B** of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.
16. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE-D** of the said registered Development Agreement excluding the **LAND OWNER'S ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
17. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at my said Premises or any part thereof and for that purpose to sign and execute all deeds, as my

said Attorney shall think fit and proper as per the registered Development Agreement.

18. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on my behalf.
20. To appear and represent me before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.
21. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by my Attorney as per said Development Agreement.
22. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.

23. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
24. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
25. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
26. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

**AND GENERALLY TO** act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, nature, deeds and things as fully and effectually as I would do if I would personally present.

AND I hereby ratify and confirm and agree or undertake and whatsoever my said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

7. **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER** as follows :-
  - (i) The **DEVELOPER** shall submit the Building Plan for its sanction before the K.M.C. immediate after B.L.& L.R.O. mutation of the total property.

- (ii) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at the **DEVELOPER'S** cost.
- (iii) It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered, such delays shall not be counted and the **DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.
- (iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (v) Not to do any act, deed or thing from the part of the **OWNER** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (vi) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears during construction of the building , cost of the soil test, the cost for the local dispute, political assistance, local club, syndicate dispute, alongwith entire expenditure for construction of the proposed building (including Flat and Car parking to be completed in all respects) including each and every expenditures and expenses shall be borne by the Developer only and the **OWNER** herein shall not be liable for the same and even the **OWNER** shall not face or pay any cost for labour problem or any kind of accident during construction or any types of natural calamity etc..

- (vii) That after handing over the entire **Owner's Allocation** by the DEVELOPER herein the OWNER herein shall have to pay his proportionate taxes for his allocation to the concerned authority.
- (ix) The annexed-specification of the building shall be part of the agreement.

7. **MUTUAL COVENANT AND INDEMNITIES :-**

- (i) The **OWNER** hereby undertake that the **DEVELOPER** shall be entitled to the rest construction excluding the Owner's Allocation and shall enjoy its Allocation without interference or disturbances from the Owner's end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNER** execute and register a Development Power of Attorney in favour of the **DEVELOPER** within these presents to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers only on the **DEVELOPER'S ALLOCATION**. Besides the **DEVELOPER** shall be empowered by the Owner to take sanction of the building Plan or any other revised or completion Plan from K.M.C. after prior approval of the **OWNER** and to take drainage sewerage connection in the Premises and also sell the **Developer's Allocation** to the Third Party.
- (iii) The **OWNER** shall handover the original Title Deed, link deeds, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the **DEVELOPER** at the time of execution and register the Development Agreement and the **DEVELOPER** shall grant receipt for the same in

favour of the **OWNER and** after completion of the entire building as well as after sale of the entire Developer's Allocation the **DEVELOPER** herein shall hand over all the aforesaid original Deeds, mutation certificates etc. of the property to the Association of the building. That after completion of the entire building the **DEVELOPER** herein shall apply the completion certificate from the KMC and collect the same and deliver the same to the **OWNER** herein. It is further noted that the **LAND OWNER** herein shall have to pay the entire GST amount of his Owner's Allocation to the **DEVELOPER** herein before taking the possession of his portion.

- (iv) The **DEVELOPER** shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the **OWNER** and even any accident occurs during the construction, the **DEVELOPER** shall bear all the cost and take all the financial liabilities thereof.
- (v) The **OWNER** herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
- (vi) That during pendency of this Agreement if the **OWNER** leave this material world, his legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the **DEVELOPER**. The **OWNER'S ALLOCATION** shall then remain unchanged as per its Development Agreement. Simultaneously if the present signatory authority of the Developer Company leaves the material world, the company shall then take all the liabilities of this project and shall also abide by all the terms and conditions of this agreement and also have hand over the **OWNER'S ALLOCATION** within the stipulated period.

- (vii) The **DEVELOPER** shall be liable to complete the building as per sanction building plan without any deviation, if it is done so the **DEVELOPER** shall have to regularize the same and take necessary completion certificate as regards the proposed building.
- (viii) The **OWNER** and the **DEVELOPER** shall jointly decide the **name of the proposed building** to be completed by the **DEVELOPER**.

**8. JURISDICTION OF THE COURT:**

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta shall be utilized for adjudication of any dispute.

**SCHEDULE OF THE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**  
**SCHEDULE - 'A'**

**ALL THAT** piece and parcel of the total 'Bastu' land measuring an area of 05 (Five) Cottahs togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza - Madurdaha, J.L. No.12, comprising in R.S. Dag No.423, under R.S. Khatian No.142, corresponding to L.R. Dag No.423, under L.R. Khatian No.405, known as K.M.C. Premises No.2024, **Madurdah**, Assessee No. **31-108-05-4889-1**, within the K.M.C. Ward No.108, Kolkata - 700 108, Zone Name : (Mundapara -- Nazirabad) and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	16'-00" KMC Road;
<u>ON THE SOUTH</u>	:	Property of 540 Madurdaha;
<u>ON THE EAST</u>	:	Property of others(Vacant Land);
<u>ON THE WEST</u>	:	Property of others(vacant land).

**SCHEDULE - 'B' ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**  
**TO BE OBTAINED FROM THE DEVELOPER**

The **OWNER** herein shall get **entire First Floor Flat area of the proposed building and another one Flat shall get from the North-East side of the Third Floor of the building and the OWNER shall also get**

**Three Nos. of Car Parking Spaces on the Ground Floor (2 nos from front and 1 no from middle row) North-West side of the proposed building** Besides the construction portion the **DEVELOPER** shall have to pay the **OWNER** a refundable sum of Rs.10,000/- (Rupees Ten thousand only) at the time of signing of this Agreement. The **OWNER** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.

**SCHEDULE – 'C' ABOVE REFERRED TO**  
**(COMMON RIGHTS AND FACILITIES)**

Stair-case & landings common passage, water lines and water, and its connection, electricity main meter and line and its wiring, and connection from C.E.S.C, land and boundary wall, fixtures and fittings vacant spaces, roof, and mumpy roof, lift, lift lobby, lift well and lift room, main gate and entrance, Caretaker's Room and toilet on ground floor and proportionate land, pump and motor, septic tank, water reservoir on ground floor and over head water tank and all plumbing lines of the building.

**SCHEDULE – 'D' ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** the **DEVELOPER** shall get entire **Second Floor Flat** area of the proposed building and another one Flat shall get from the North-West side of the Third Floor of the building and the **DEVELOPER** shall also get rest **Ground Floor** area of the proposed building (save and except the **Owner's Allocation** three Nos. of Car Parking Spaces on the **Ground Floor** of the proposed building as mentioned above). The entire building shall be constructed by the **DEVELOPER** at its cost as per sanctioned building plan to be sanctioned by K.M.C. at its cost and also as per annexed specification. The **DEVELOPER** shall also enjoy undivided proportionate land share out of total land as mentioned in the **SCHEDULE – "A"** hereinabove alongwith the benefit of all the common portions and facilities as mentioned in the **SCHEDULE – 'C'**.

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

**WITNESSES:**

1. Abhijit Kumar Mishra  
vill Nijaitara  
P.O. Battala  
Dist. Purba Midnapur

*Arabi Saha*

SIGNATURE OF THE OWNER

*Somesh Mishra*  
Advocate  
High Court  
Calcutta

ARABI INFRA LLP  
*Arabi Saha*  
DESIGNATED PARTNER

SIGNATURE OF THE DEVELOPER

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.

*Somesh Mishra*  
(SOMESH MISHRA)  
ADVOCATE [Enrollment No.F/985/2008]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 'MAHESWAR',  
52, Commint Park, (Near Peerless Hospital)  
P.O. & P.S. Panchasayar, Kolkata-700 094,  
Email : mishrasomesh08@gmail.com  
Mob. No. 9051446430

## SPECIFICATION

### SALIENT FEATURE OF THE BUILDING

1. The name of the building shall be decided by consent of the parties.
2. **STRUCTURE:** Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.
3. **LIFT :** One lift shall be installed for common users, Lift power will be taken from the common service meter.
4. **FLOORING :** Toilet floor shall be fully Anti skid vitrified tiles (2' X 2') finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished by vitrified tiles.
5. **WALL OF TOILET :** The toilet Door height with glaze colour tiles.
6. **KITCHEN :** On the gas-table installed the granite stone and sink and shelves and back wall upto ceiling height finished with glazed tiles over and above the cooking platform to protect the oil spot.
7. **TOILET :** In one toilet Western type commode with P.V.C. cistern another toilet Indian Type Pan P.V.C. cistern and one basin will be installed at dining space in toilets taps, shower etc. shall be of standard quality.
8. **WINDOW :** All Aluminum sliding window frame and palla with M.S. design grill and Panel of the palla fitted with one way glass.

*Arabi Infra (Pvt)*

ARABI INFRA LLP  
*Arabi Saha*  
 DESIGNATED PARTNER

9. **DOOR** : All door frame will be standard quality sal wood and all pilla will be commercial Flush door with both side enamel paint and main door one side teak wood paste..
10. **WATER SUPPLY** : Water supply round the clock is assured for which necessary deep tube-well and pump shall be installed.
11. **PLUMBING** : Inside of the all Toilet pipe line will be concealed.
12. **ELECTRIC** : Full concealed copper wiring with light points, Fan points, Plug Points, Telephone point, Cable TV point, AC line in bed room, Owner will obtain individual electric meter at his own cost.
13. **TOILET** : Both the toilets should be of western type commode with PVC toilet and cistern, the toilet should be finished by taps, shower, commode shower etc. of standard quality.
14. **COMMON SERVICE AND UTILITIES AREA** : One common toilet, meter space, under ground water tank and one pump space, common passage and terrace etc.
  - (a) **PAINTING** : Inside wall shall have only paris finish.
  - (b) All window and doors frame and pilla painted with primer.
15. Roof and Car Parking Space shall be finished by Roof tiles and parking tiles respectively.

**NOTE** : Any extra work other than the Work Schedule (without any deviation of the Sanctioned Building Plan) required by the Owners herein, shall be done at their own cost and expenses.

*Shrihari Paul*

ARABI INFRA LLP  
*Avik Saha*  
 DESIGNATED PARTNER



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....SHRIBASH PAUL.....  
Signature.....Shribash Paul.....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....AVIK SAHA.....  
Signature.....Avik Saha.....



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



192025260320965548

GRN Details

GRN: 192025260320965548 Payment Mode: SBI Epay  
GRN Date: 01/11/2025 15:28:44 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 9905212213445 BRN Date: 01/11/2025 15:29:01  
Gateway Ref ID: 124086828 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 011120252032096553 Payment Init. Date: 01/11/2025 15:28:44  
Payment Status: Successful Payment Ref. No: 2002935320/2/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AVIK SAHA  
Address: ARABI APARTMENT,635,TAGORE PARK MAIN ROAD,KOLKATA 700039  
Mobile: 9830166708  
EMail: AVIK0483@GMAIL.COM  
Period From (dd/mm/yyyy): 01/11/2025  
Period To (dd/mm/yyyy): 01/11/2025  
Payment Ref ID: 2002935320/2/2025  
Dept Ref ID/DRN: 2002935320/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002935320/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2002935320/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	900
3	2002935320/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 41171

IN WORDS: FORTY ONE THOUSAND ONE HUNDRED SEVENTY ONE ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1604-08247/2025	Date of Registration	03/11/2025
Query No / Year	1604-2002935320/2025	Office where deed is registered	
Query Date	31/10/2025 10:18:09 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,50,30,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 932/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



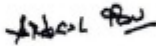
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazirabad) , , Premises No: 2024 , , Ward No: 108 Pin Code : 700108

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha	1/-	1,50,00,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>8.25Dec</b>	<b>1/-</b>	<b>150,00,002 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1/-</b>	<b>30,000 /-</b>	




**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SHRIBASH PAUL</b> <b>(Presentant )</b> Son of Late Surendra Nath Paul Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office	<b>Photo</b>  03/11/2025	<b>Finger Print</b>  Captured LTI 03/11/2025	<b>Signature</b>  03/11/2025
E-86, Madurdaha, Hossainpur, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AJxxxxxx9G, Aadhaar No: 93xxxxxxxx9059, Status :Individual, Executed by: Self, Date of Execution: 03/11/2025 , Admitted by: Self, Date of Admission: 03/11/2025 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ARABI INFRA LLP</b> 635, Naskarhat, Tagore Park,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ACxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AVIK SAHA</b> Son of Mr Biplab Kumar Saha Date of Execution - 03/11/2025 , , Admitted by: Self, Date of Admission: 03/11/2025, Place of Admission of Execution: Office	<b>Photo</b>  Nov 3 2025 12:43PM	<b>Finger Print</b>  Captured LTI 03/11/2025	<b>Signature</b>  03/11/2025
635, Naskarhat, Tagore Park, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: CCxxxxxx8R, Aadhaar No: 28xxxxxxxx3464 Status : Representative, Representative of : ARABI INFRA LLP (as Authorized representative)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Kumar Mishra</b> Son of Late Niranjan Mishra Vill- Nij Maitana, City:- , P.O:- Battal, P.S:- Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433		 Captured	
	03/11/2025	03/11/2025	03/11/2025

Identifier Of Mr SHRIBASH PAUL, Mr AVIK SAHA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SHRIBASH PAUL	ARABI INFRA LLP-8.25 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr SHRIBASH PAUL	ARABI INFRA LLP-100.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 239064 to 239101  
being No 160408247 for the year 2025.



*Bdasgupta*

Digitally signed by Baishali Dasgupta  
Date: 2025.11.04 13:12:08 +05:30  
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 04/11/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.